



DEPARTMENT OF THE NAVY
BUREAU OF SHIPS
WASHINGTON 25, D. C.

IN REPLY REFER TO
QM/3(762)
Ser 762-222

20 MAR 1958

From: Chief, Bureau of Ships
To: Chief, Bureau of Yards and Docks

Subj: Naval Industrial Reserve Shipyard, Tacoma, Washington, DOD #442;
screening for public use, request for

Ref: (a) NPR&D Reg. No. 2
(b) SECNAV INSTR 5430.37
(c) ASTSECNAV(MAT) Memo of 12 Feb 1958 for BUSHIPS

Encl: (1) Cpy of proposed NSC
(2) Information required by Appendix A of NPR&D Reg. No. 2
(3) Cpy of Master Shore Station Development Plan, Bureau of Yards and Docks, dated 30 Jun 1954

1. The subject reserve shipyard is excess to current requirements of the Bureau of Ships, but is not excess to mobilization requirements of this Bureau. The Bureau of Yards and Docks, in accordance with paragraph 201 and 202 of reference (a), is requested to initiate action to sell the shipyard. Since the continued availability of this shipyard is essential to national defense, sale should be made only subject to the following conditions:

a. The shipyard be sold as a unit to a purchaser engaged in shipbuilding and ship repair or related work; otherwise the purchaser should be acceptable to the Bureau of Ships.

b. The sale should be subject to a National Security Clause for twenty years on all items, in line with enclosure (1); otherwise, the clause should be acceptable to the Bureau of Ships. (This Bureau's experience is that clauses for varying periods on different classes of property is not as effective as the type of clause proposed.)

c. If sale is not accomplished within one year from the date declared to General Services Administration, the shipyard should be returned to the Bureau of Ships for leasing as a unit to a company engaged in shipbuilding and ship repair or related work in accordance with reference (b).

2. The Bureau of Ships considers this action is consistent with the desires expressed by the Assistant Secretary of the Navy (Material) in reference (c).

3. The shipyard property is generally described on Master Shore Station Development Plan of 30 June 1954. This description appears to be adequate for preliminary screening purposes. It is understood that the Naval Reserve

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desires to continue use of the area marked in red on enclosure (3); however, this matter should be confirmed with the Chief of Naval Personnel. The additional information required by Appendix A of reference (a), to the extent available, is forwarded as enclosure (2). By separate correspondence the Commandant, Thirteenth Naval District, is being requested to furnish to the Bureau of Yards and Docks detailed information and comments in accordance with paragraph 2 of Appendix A of reference (a).



J.R. MOORE
By direction

Copy to:
CNO
COM THIRTEEN
DPWO THIRTEEN
COMNAVSTA TACO
INDMAN THIRTEEN
ASTINDMAN SEATTLE

TAB 9-77

SUBMITTED TO:
Senate _____
House _____

APPROVED BY:
Senate _____
House _____

DEPARTMENT OF THE NAVY

SUBMITTED BY: BUREAU OF YARDS AND DOCKS
REAL ESTATE GROUP

DISPOSAL PROJECT NO. 177

Submitted pursuant to Section 2662 of Title 10, U. S. Code

Station Designation: Naval Industrial Reserve Shipyard
Tacoma, Washington (DOD No. 442)

Former Use: U. S. Naval Station

Area: 182.7 acres in fee
0.01 acre easement

	Acquisition Cost
	Land & Buildings Improvements &
	Equipment
LAND -	\$2,324,335 \$18,203,370

Consideration: None (to be reported excess to GSA).

1. A portion of the Naval Industrial Reserve Shipyard (DOD No. 442), located in the northwest portion of the City of Tacoma, in Pierce County, State of Washington, is excess to current Navy needs and is proposed for reporting to the General Services Administration for disposal subject to a 20-year National Security Clause. The Shipyard comprises 191.04 acres of land owned in fee and 0.01 acre held by easement. The excess portion of the land, including certain existing improvements thereon, was acquired at a cost of \$2,324,335. Other improvements, including approximately \$6,850,000 worth of machines, tools and production equipment, were constructed or acquired by the Government at a total cost of \$18,203,370. Of the 191.04 acres of land, 8.33 acres, including the improvements thereon, will be retained for continued use by Navy as a site for the U. S. Navy and Marine Corps Reserve Training Center, leaving 182.7 acres in fee and 0.01 acre (easement) scheduled for disposal. Improvements presently in place consist of approximately 118 buildings.

2. The principal improvements, excluding those used by the U. S. Navy and Marine Corps Reserve Training Center, include four berthing piers, with 2,290 linear feet of berthing space; two berthing wharves, with 4,644 linear feet of wharving space; 6,538 linear feet of bulkheads; warehouses and other storage facilities; machine, repair and maintenance shops; Fab Assembly buildings; administration buildings; public quarters; 291,360 linear feet of electric distribution lines; and other related shipyard facilities. Approximately 48 of the buildings and structures are of permanent type construction with concrete foundations and with frame, concrete or structural steel exteriors. The permanent type buildings and structures include five warehouses; five storage buildings; three machine and ship repair shops; four Fab Assembly Buildings; a subsistence building; a barracks, dispensary and theatre building; administration buildings; fire station; and approximately 18 other miscellaneous structures.

3. Initially, the shipyard facilities were acquired to provide facilities for shipbuilding (Destroyer) during World War II. Since 1947, this

18,203,370
232,112
705,117

installation has been utilized as a U. S. Naval Station primarily for the berthing of fleet reserve vessels of the aircraft carrier type. This use will continue until October 1, 1958, the effective date of disestablishment of the U. S. Naval Station. All vessels berthed at this location have been or will be assigned to other west coast Reserve Fleet Groups, principally at Bremerton, San Diego, and Columbia River, Astoria, Oregon.

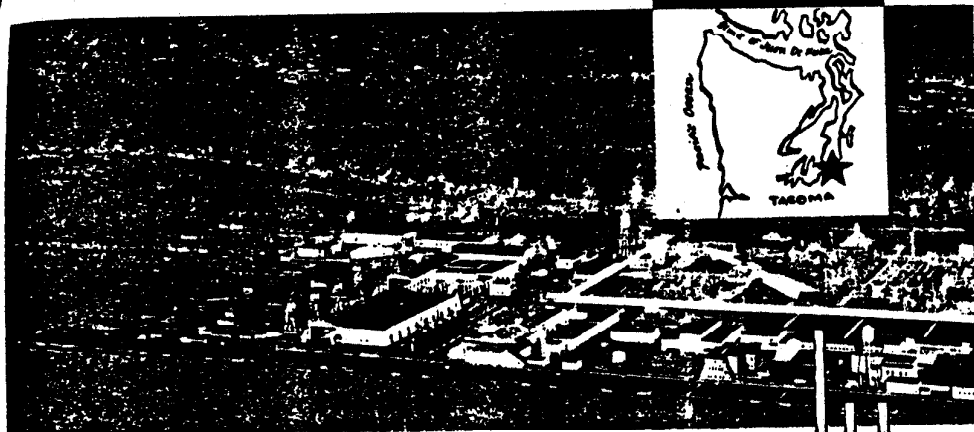
4. Except for the 8.33 acres to be retained, this reserve shipyard will become on October 1, 1958, excess to current requirements of the Department of the Navy, but will not be excess to its mobilization requirements. It is proposed to dispose of the property subject to a 20-year National Security Clause to permit reactivation of the facility in support of its assigned mobilization mission. Since continued availability of this Shipyard is essential to National Defense, it is proposed to report the property to the General Services Administration as excess to the needs of the Department of the Navy for disposal subject to the above restrictions and subject also to the condition that it be sold as a unit to a purchaser engaged in shipbuilding and ship repair work; otherwise, the purchaser must be acceptable to the Department of the Navy, and if such sale is not accomplished within one year from the date reported to General Services Administration, the installation be returned to Navy, for outleasing preferably as a unit to a company engaged in shipbuilding and ship repair or related work.

5. This property has been screened with the Department of the Army and the Department of the Air Force and no defense requirement has materialized. It is respectfully requested that the approval of the Committee be given for the disposal of the subject property as outlined herein.

TAB 9-78

FOR SALE

BID OPENING
Government
Surplus Property
JULY 9, 1959



PACIFIC NORTHWEST INDUSTRIAL SHIPYARD*

Suitable for Shipbuilding...Repair...Manufacturing

PORTION OF U. S. NAVAL INDUSTRIAL SHIPYARD at Tacoma, Washington on Puget Sound is COMPLETELY EQUIPPED, and includes facilities for outfitting, berthing, construction, repair, assembly, full production equipment and furniture, open and covered storage areas. Tract includes parking and maintenance facilities plus administrative offices, housing and over six miles of paved service road.

Property has central heating system, acetylene gas systems, abundant domestic water, low-cost electric power, ADT alarm and sprinkler systems. Approximately four miles of internal rail trackage connect with four major nation-wide railroads. Primary warehouses are served by rail and truck.

Total Waterfront - 11,400 ft.
Berthing Waterfront - 8,000 ft.
Wharvey Cranes - 22
Warehouse Space - 904,000 sq. ft.

Administrative Space - 72,000 sq. ft.
Auxiliary Buildings - Hospital, Cafeteria, Clubs, etc.
Control Units - 40 2-Bedroom Apts.
Ample Parking Facilities

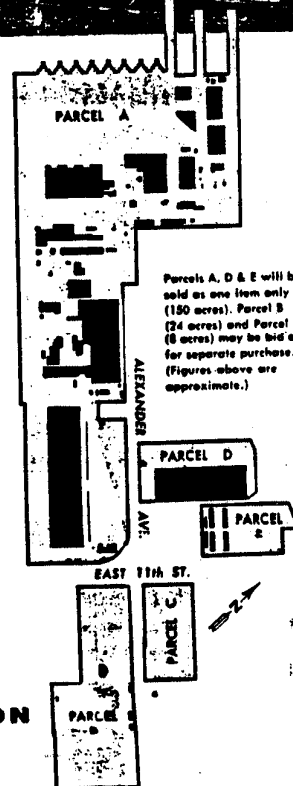
* Part of National Industrial Reserve: Any disposal will be subject to National Security Clause restrictions with a designated use for ship construction, repair and related work.

BID OPENING DATE is THURSDAY, JULY 9, 1959 at 11 a.m.

Please direct inquiries to

GENERAL SERVICES ADMINISTRATION

Federal Office Building, Room 125, 909 First Avenue, Seattle 4, Washington
Telephone: MUtual 2-3300, Ext. 324

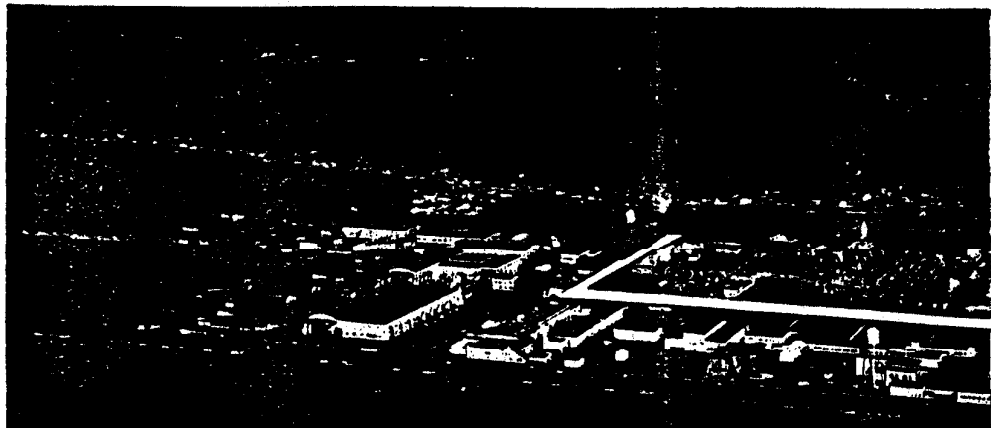


FUTURE SALE

Portion of U. S. Naval Station

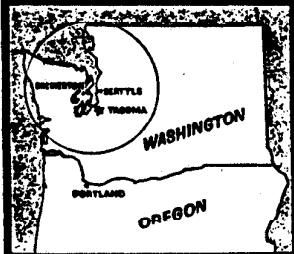
INDUSTRIAL SHIPYARD*

on Puget Sound at Tacoma, Washington



SUITABLE FOR SHIPBUILDING... REPAIR... MANUFACTURING

Total Waterfront— 11,400 ft.
Berthing Waterfront— 8,000 ft.
Whirley Cranes— 22
Warehouse Space— 906,000 sq. ft.
Administrative Space— 72,000 sq. ft.
Auxiliary Buildings— Hospital, Cafeteria, Clubs, etc.
Rental Units— 48 2-Bedroom Apartments
Ample Parking Facilities
(figures above are approximate)



COMPLETELY EQUIPPED SHIPYARD, suitable for berthing, construction, repair, assembly and storage (open and covered). Ideally situated for any shipbuilding company interested in the Pacific Northwest, the tract also offers administrative offices, housing, parking and maintenance facilities.

Property has a central heating system and is supplied with abundant water and low-cost electric power. Extensive coverage by ADT alarm and sprinkler system.

Approximately four miles of internal rail trackage and more than six miles of paved service roads serve the property. Major warehouses are served by truck and rail dockage. Rail connections are available to four major railroads providing nationwide service.

**Government Surplus Property: Any disposal will be subject to National Security Clause restrictions with a designated use for ship construction, ship repair and related work.*

Formal sale announcement will be made soon. Please direct inquiries to W. A. Holloway, Regional Commissioner

GENERAL SERVICES ADMINISTRATION

Federal Office Building, Room 126 • 909 First Avenue • Seattle 4, Washington
Telephone: MUtual 2-3300, Ext. 224

2/59



**FUTURE
SALE**

INDUSTRIAL SHIPYARD*

on Puget Sound at Tacoma, Washington
Portion of U.S. Naval Station

SUITABLE FOR SHIPBUILDING... REPAIR... MANUFACTURING

Situated on one of the nation's finest natural deep-water harbors, this important tract offers ideal facilities, equipment and location for berthing, construction, assembly, storage (open and covered), administrative offices, maintenance, parking and employee activities.

Property has a central heating system and is supplied with abundant water and low-cost electric power. Extensive coverage by ADT alarm and sprinkler system.

Approximately four miles of internal rail trackage and more than six miles of paved service roads serve the property. Major warehouses are served by truck and rail dockage. Rail connections are available to four major railroads providing nation-wide service.

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Federal Office Building, Room 126 • 909 First Ave. • Seattle 4, Washington
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72,000 sq. ft.
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Cafeteria, Clubs, etc.
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Ample Parking Facilities
(figures above are approximate)



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COPY

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Seattle, WA 98115

Record Group NO. 121 Public Buildings Service

Additional Information Regional Office, Seattle (Region 10)

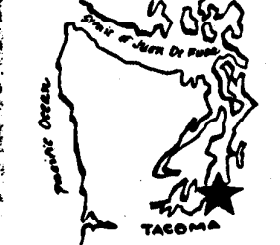
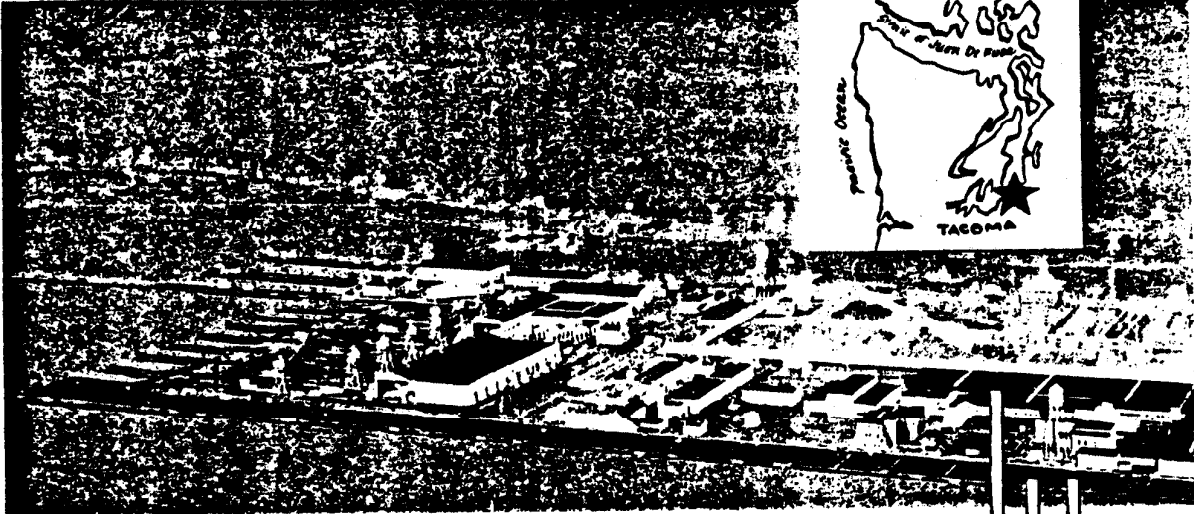
Real Property Disposal Case Files

Box # 195 ; Fdi: WASH - 595 4-

Disposal; U. S. Naval Industrial Shipyard,
Tacoma, Washington.

FOR SALE

BID OPENING
Government
Surplus Property
JULY 9, 1959



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Property has central heating system, acetylene gas systems, abundant domestic water, low-cost electric power, ADT alarm and sprinkler systems. Approximately four miles of internal rail trackage connect with four major nation-wide railroads. Primary warehouses are served by rail and truck.

Total Waterfront — 11,400 ft.
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Warehouse Space — 906,000 sq. ft.

Administrative Space — 72,000 sq. ft.
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Cafeteria, Clubs, etc.
Rental Units — 48 2-Bedroom Apts.
Ample Parking Facilities

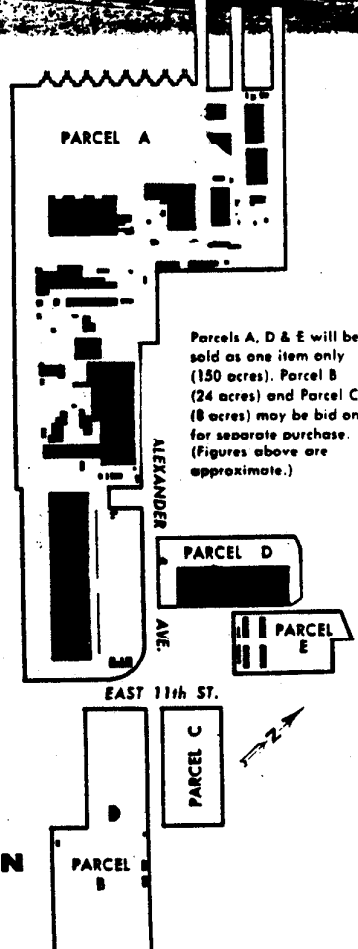
* Part of National Industrial Reserve: Any disposal will be subject to National Security Clause restrictions with a designated use for ship construction, repair and related work.

BID OPENING DATE is THURSDAY, JULY 9, 1959 at 11 a.m.

Please direct inquiries to

GENERAL SERVICES ADMINISTRATION

Federal Office Building, Room 126, 909 First Avenue, Seattle 4, Washington
Telephone: Mutual 2-3300, Ext. 224



FOR SALE

BID OPENING

Government
Surplus Property

JULY 9, 1959

DATE RECEIVED

MAR 26 1959

ACQUISITION & DISPOSAL DIVISION

ACQUISITION BRANCH

APPRAISAL BRANCH

DISPOSAL BRANCH

FILE

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Total Warehouse - 1,400,000 sq. ft.

Berthing Warehouse - 2,000 sq. ft.

Whiting Areas - 20

Warehouse Space - 100,000 sq. ft.

Administrative Space - 72,000 sq. ft.

Auxiliary Buildings - Hospital,

Postoffice, etc.

General Units - 60 2-Bedroom Apts.

Ample Parking Facilities

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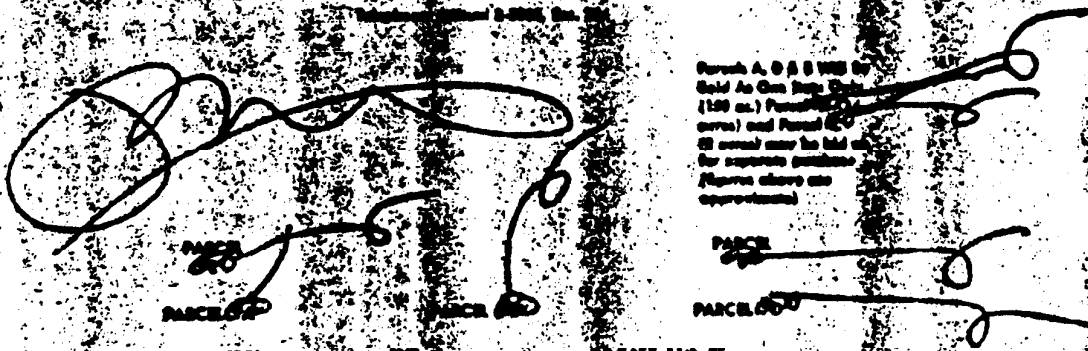
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GENERAL SERVICES ADMINISTRATION

Project Office Building, Room 200, 500 First Avenue, Seattle 4, Washington

Telephone: (206) 462-2000, Ext. 200

Parcel A, D & E will be sold as one large tract (120 ac.) Parcel B (100 ac.) and Parcel C (20 ac.) will be sold as three separate parcels. Figures above are approximate.



ALEXANDER

200

EAST 11th ST.

Ad No. 004, 500 First Avenue, Seattle 4, Wash.

Handwritten note:
Here's the way the first type of bid for Tacoma. As you will note, we're deleting the quotation marks from the proposal lettering. If you notice anything else, I'll appreciate a call.
Bruce



**FUTURE
SALE**

INDUSTRIAL SHIPYARD*

*on Puget Sound at Tacoma, Washington
Portion of U.S. Naval Station*

SUITABLE FOR SHIPBUILDING... REPAIR... MANUFACTURING

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 ACQ.&DISP.DIV. (2) *PRD*
 BM DIVISION ()
 D&C DIVISION ()
 FILE ()

Walt
neg Sol file

NOV 19 1958

Same letter to Hon. Wm.L.
 Dawson, Chairman, House
 Committee on Govt. Operations.

Honorable John L. McClellan
 Chairman
 Committee on Government Operations
 United States Senate
 Washington 25, D. C.

Dear Mr. Chairman:

In order that your Committee may continue to have current information on the extent of the surplus property disposal program of the General Services Administration, there is forwarded herewith in accordance with the provisions of paragraph (6) of section 203(e) of the Federal Property and Administrative Services Act of 1949 (63 Stat. 377), as amended, an explanatory statement of the proposed sale of the surplus Naval Shipyard, Tacoma, Washington, GSA Control No. N-Wash-595.

Sincerely yours

FRANKLIN FLORES
 Administrator

Enclosure

CC: Official File--PRF

A (1)

AL

Regional Commr.--IOR

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OWilcox/mfb PRD 11/17/59 ext. NWM 4521

P
 Commissioner

FR
 JEMoody

**EXPLANATORY STATEMENT OF PROPOSED NEGOTIATED SALE OF SURPLUS REAL PROPERTY
SUBMITTED PURSUANT TO THE PROVISIONS OF SECTION 203(e)(6) OF THE FEDERAL
PROPERTY AND ADMINISTRATIVE SERVICES ACT OF 1949, AS AMENDED**

PROPERTY: Naval Shipyard
N-Wash-595

LOCATION: Tacoma, Washington

REPORTED EXCESS BY: Department of the Navy; October 1, 1958.

DATE SURPLUS: November 19, 1958

DESCRIPTION: 102.7 acres of land improved with 112 buildings and structures, fencing, water lines, steam lines, sewers, and electrical distribution lines. Also included are paved roads, open storage areas, parking areas, underground fuel oil storage facilities, and railroad trackage. The related personal property includes cranes, machinery, small tools, and equipment used in the construction and repair of ships.

ACQUISITION COST: \$20,194,839.00

APPRAISED FAIR MARKET VALUE: \$2,500,000 to the Port of Tacoma, and \$1,750,000 to others, both values subject to the National Security Clause for 10 years.

APPRAISED BY: Beasley and Beasley, Washington, D. C.,
July 21, 1959.

PROPOSED PURCHASE PRICE: \$2,125,000.00

PROPOSED PURCHASER: Port of Tacoma.

PROPOSED TERMS: \$100,000.00 earnest money deposit, with balance to be paid on closing.

PROPOSED USE: Expansion of facilities of the Port of Tacoma.

BACKGROUND AND JUSTIFICATION:

This property was used as a shipbuilding facility for the U. S. Navy. Ships were built here in the First World War. Between 1942 and 1945, baby carriers and seaplane tenders were constructed. The facilities were established as a Naval Station at the end of 1945 to provide berthing for ships of the Pacific Fleet and maintenance of shore facilities. The Shipyard was disestablished by the Navy on October 1, 1958.

Preliminary advertising of the property began in December of 1958 with the dissemination of information through newspapers and by direct mailing to firms engaged in shipbuilding, ship repair, and allied fields. However, when it became apparent in February of 1959 that the Port of Tacoma was interested in acquiring the facilities, and was probably the most logical purchaser, negotiations began with the Port authorities.

The Port of Tacoma is a municipal corporation of the State of Washington, having boundaries coextensive with those of Pierce County. It owns the marine terminal property immediately to the west and across Port Industrial Waterway from the Naval Shipyard. This property was acquired and is administered under the general laws of the State of Washington relating to Port Districts, being Chapter 53.08, Revised Code of Washington. Under Washington State law, the Port Commission is without power to sell any of the terminal property. If the Naval Shipyard is acquired, it will be acquired under the authority of these same statutory provisions, and will become and be administered as an integral part of the marine terminal facilities of the Port.

The negotiations with the Port of Tacoma have culminated in a firm sales agreement whereby the Port will purchase all of the surplus property constituting the Naval Shipyard for the sum of \$2,125,000.00, subject to a National Security Clause for ten years, which was approved on September 24, 1959. By the Acting Assistant Secretary of Defense, Properties and Installations. The sales agreement provides for submission of this explanatory statement of the proposed negotiated disposal pursuant to section 203(e) of the Federal Property and Administrative Services Act of 1949, as amended. A cashier's check for \$100,000.00, payable to the order of the General Services Administration, has been received as an earnest money deposit to apply on the purchase price when the sale is consummated.

The contract appraiser found that the Port of Tacoma owns several thousand acres of land adjacent to the deep water areas of the Port and, therefore, was of the opinion that in a public offering a private investor would not be in a position to compete with the attractive terms offered to industry by the Port. The appraiser reached the conclusion that the only logical purchaser of the Shipyard, subject to the National Security Clause, is the Port of Tacoma. Therefore, the fair market value was evaluated by the contract appraiser at \$2,500,000 to the Port, and \$1,750,000 to the general public.

Negotiations with the Port began with an offer by the Port of \$1,100,000. As a result of extended negotiations, and a definite determination by the Department of Defense as to the exact terms of the National Security Clause applicable to disposal of the Shipyard, the Port of Tacoma made a final offer of \$2,125,000, which is acceptable to GSA. This offer is 85% of the \$2,500,000 fair market value, and 121.5% of the \$1,750,000 fair market value. It is believed that this offer is in excess of the best offer that would be received from a publicly advertised sale of the Shipyard.

It is concluded from the foregoing that the negotiated sale of the Naval Shipyard to the Port of Tacoma for the sum of \$2,125,000.00, cash on closing, would be consistent with the objectives and requirements for negotiated sales of surplus real property as set forth in section 203(e)(3)(H) of the Federal Property and Administrative Services Act of 1949, as amended, and is in the best interest of the Government.

(Signed) J. E. Moody
Assistant Commissioner for
Acquisition and Disposal

APPROVED:

(Signed) Karl E. Wallace
Commissioner, Public Buildings Service

Date: NOV 19 1959

TAB 9-80

NOV 27 1959

Asst. Commissioner for Acquisition
and Disposal, PBS, Washington, D. C.

10PRD

Chief, Acquisition and Disposal Div.,
PBS, Seattle, Washington

Naval Industrial Reserve Shipyard
Tacoma, Washington (DoD #442)
N-Wash-595

The President of the Port of Tacoma has initialed the Sales Agreement as requested by your memo of November 19, 1959 and a copy is returned herewith for your files. The original copy of the Agreement has been turned over to the Regional Comptroller for his retention and future use. The third copy has been turned over to the Port of Tacoma for its retention.

The Commissioner's memo of November 19 authorizes the Regional Commissioner to consummate the transaction on or after 35 days of the date of the letter to the Committees of Congress, unless otherwise instructed.

In order that the records of this office be complete, it will be appreciated if an acknowledgment for the receipt of the payment of \$100,000 earnest money deposited by the Port of Tacoma can be provided.

Enclosure

CEOcamb:aeb 11-27-59


10PR

Regional Commissioner --10R

President, Port of Tacoma Commission, initial the change on all executed copies of the agreement. Please return one copy of the agreement to Central Office when this has been accomplished.

Authorization is given to consummate this transaction on or after 35 days from the date of the letters to the Committees of Congress, unless otherwise instructed.

Enclosures



LAURENCE B. REED
Administrator

SALE AGREEMENT

The United States of America, acting by and through the General Services Administration (hereinafter referred to as the "Seller"), hereby agrees to sell to the Port of Tacoma (hereinafter referred to as the "Purchaser"), and the Purchaser hereby agrees to purchase the surplus industrial property known as the Naval Industrial Reserve Shipyard, Tacoma, Washington, DoD No. 442, GSA Control No. 4-444-075, subject to the following terms and conditions:

1. The property covered by this sale shall include all land, buildings, improvements, machinery, equipment and appurtenances, together with all agreements, rights, permits and easements appertaining thereto which are in the surplus inventory of the General Services Administration for disposal.
2. The purchase price shall be Two Million One Hundred and Twenty-five Thousand Dollars (\$2,125,000.00), One Hundred Thousand Dollars (\$100,000.00) of which shall be paid on the execution of this agreement, the receipt of which is hereby acknowledged, and the entire unpaid balance shall be paid upon the transfer of title and closing of this sale.
3. Title to the property will be conveyed by quitclaim deed; said deed shall include a covenant by the Seller to give further assurances of the transfer of title to the personal property included in this sale as might thereafter reasonably be requested by the Purchaser.
4. The documents of conveyance shall contain a National Security Clause, as determined and approved by the Assistant Secretary of Defense, Properties and Installations, for a period of ten years covering all the land conveyed and that portion of the facilities, machinery and equipment included in the sale which will be listed in an attachment to said National Security Clause. The approved National Security Clause and Appendix A thereto are herewith attached and are hereby made a part hereof.
5. The transfer of title and closing of this sale (hereinafter referred to as "closing of title") shall be at the offices of the General Services Administration, Federal Office Building, 909 First Avenue, Seattle 4, Washington.
6. Pursuant to section 203(e) of the Federal Property and Administrative Services Act of 1949, as amended, this negotiated sale shall be submitted to the appropriate committee of

10. In the event of title examination or examinations instituted subsequent to the acceptance of this agreement by Purchaser and prior to the delivery of the deed (but in no event more than thirty days after receipt by Purchaser of such title evidence as Seller is able to deliver) reveals or reveals a defect or defects in title which renders the title unmarketable, then this agreement may, at Purchaser's option, be rescinded and nullified by Purchaser unless the Seller shall elect to cure at its expense such defect or defects and shall cure the same without unreasonable delay.

11. In the event, for any cause provided herein in paragraphs 9 and 10, the property is not transferred and conveyed to Purchaser as provided herein, Seller shall return to Purchaser the sum of One Hundred Thousand Dollars (\$100,000.00), without interest, the amount paid at the time of execution of this agreement.

12. Purchaser knows the condition of the property and no representation or warranty is made by Seller with respect to such condition and it is understood that Purchaser is buying such property on an as-is, where-is basis.

13. Purchaser warrants that no person or selling agency has been employed or retained to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bona fide employees or bona fide established commercial or selling agencies maintained by the Purchaser for the purpose of securing business. For breach or violation of this warranty the Seller shall have the right to annul this contract without liability or in its discretion to increase the purchase price or consideration by the full amount of such commission, percentage, brokerage, or contingent fee.

14. Purchaser represents: (a) that it has not employed or retained any company or person (other than a full-time bona fide employee working solely for the Purchaser) to solicit or secure this contract, and (b) that it has not paid or agreed to pay to any company or person (other than a full-time bona fide employee working solely for the Purchaser) any fee, commission, percentage or brokerage fee, contingent upon or resulting from the award of this contract; and agrees to furnish information relating to (a) and (b) above as requested by the Seller.

15. No member of or delegate to the Congress of the United States shall be admitted to any share or part of this contract or to any benefit that may arise therefrom, but this provision shall not be construed to extend to this contract, if made with a corporation for its general benefit.

Congress, and Seller shall not be obligated to consummate the sale if, as a result of objections received pursuant to such submission, the Administrator of General Services determines not to consummate the sale. The closing of title shall take place promptly following processing of this negotiated sale by the appropriate committee of Congress, provided the Administrator of General Services has not determined against the sale as a result of objections received pursuant to the submission.

7. Purchaser will obtain at its own expense and affix to the quitclaim deed such necessary Federal documentary stamps as may be required by law and will pay all State taxes and costs in connection with this transaction. If Purchaser so requests prior to closing of title, Seller shall furnish to Purchaser at closing of title a written statement showing an allocation of the purchase price between the real property and the personal property included in this sale, and as between that part of the real property situated northerly and that part situated southerly of Eleventh Street. Seller will make available for Purchaser's inspection and use such abstracts of title or other title papers as are in its custody covering the property, but it is understood that Seller will not be obligated to furnish any later date continuation title reports or title insurance or to pay any title expense or other charges pertaining to this transaction. Seller will deliver to Purchaser copies as available of all maps, plans, drawings and property records relating to the utility systems, buildings, machinery and equipment sold to the Purchaser.

8. Neither this contract nor any right hereunder shall be assigned without the express written consent of the Administrator of General Services or his successor or designee.

9. Seller does not warrant, expressly or impliedly, that the use by Purchaser or others, of any equipment, machinery or other facilities incorporated in or of any process to be practiced at the subject plant facilities, is free from patent infringement or obligation to pay royalties and does not assume any liability to protect, defend or save harmless Purchaser or others against any claims, demands or causes of action arising out of any United States Letters Patent. Purchaser agrees to hold harmless and defend Seller in any patent suit directed to the use by Purchaser or its assignees of any equipment, machinery or other facilities incorporated in, or in the use by Purchaser or its assignees of, any process practiced at said plant or for the collection of profits, damages or royalties arising out of such use.

Agreed and accepted:

THE UNITED STATES OF AMERICA

By Frederick F. Quackenbush
Administrator of General Land Office

Date _____

FORT OF TACOMA, TACOMA, WASHINGTON

By W. E. S. [Signature]
Commandant, Fort of Tacoma Commission

Date Nov 13 1959

Reproduced from the National Archives-Pacific NW Region

Office Memorandum • UNITED STATES GOVERNMENT

TO : Regional Comptroller
Attention: 10CAA

DATE: January 7, 1959

FROM : Regional Counsel

10L

SUBJECT: U. S. Naval Industrial Reserve Shipyard, Tacoma, Washington
(N-Wash-595)
Sale to Port of Tacoma

Attached is conformed copy of Quitclaim Deed and Bill of Sale dated as of January 1, 1960, whereby the United States of America, acting by and through the Administrator of General Services, conveyed subject property to the Port of Tacoma, a municipal corporation of the State of Washington, in consideration of the payment of \$2,125,000.00.

Attachment

CC: Ocamb - 10PRD w/6 copies document

C M Graff (by rdy)


GSA FORM 38 October 1953		GENERAL SERVICES ADMINISTRATION	
ROUTING SLIP			
TO	NAME	BUILDING, ROOM NUMBER, ETC.	
1	<i>Mr. McElroy</i>	10CAA	
2			
3			
4			
5			
FOR—			
<input type="checkbox"/> APPROVAL	<input type="checkbox"/> IMMEDIATE ACTION	<input type="checkbox"/> RECOMMENDATION	
<input type="checkbox"/> AS REQUESTED	<input type="checkbox"/> INITIALS	<input type="checkbox"/> SEE ME	
<input type="checkbox"/> CORRECTION	<input type="checkbox"/> NECESSARY ACTION	<input type="checkbox"/> SIGNATURE	
<input type="checkbox"/> FILING	<input type="checkbox"/> NOTE AND RETURN	<input type="checkbox"/> YOUR COMMENT	
<input type="checkbox"/> FULL REPORT	<input type="checkbox"/> READ AND DESTROY	<input type="checkbox"/> YOUR INFORMATION	
<input type="checkbox"/> HANDLE DIRECTLY	<input type="checkbox"/> ALLOTMENT SYMBOL		
<input type="checkbox"/> PREPARE REPLY FOR SIGNATURE OF			
<input type="checkbox"/> ANSWER OR ACKNOWLEDGE BEFORE			
FROM	DATE		
<i>McElroy</i>	<i>1/8/60</i>		
REMARKS			

CERTIFICATE OF DELIVERY

I. C. E. Ocamb, Chief, Disposal Branch, Acquisition and Disposal Division, Public Buildings Service, General Services Administration, Region 10, do hereby certify as follows:

That on the 29th day of December 1959, at County of Pierce, State of Washington, I delivered to M. S. Erdahl, President of the Board of Port Commissioners, Port of Tacoma, executed original Quitclaim Deed and Bill of Sale dated as of January 1, 1960, for and on behalf of the Port of Tacoma, the Grantee named therein.

Dated at Seattle, State of Washington, the 29 day of January 1960.



C. E. OCAMB
Chief, Disposal Branch
Acquisition and Disposal Division
Public Buildings Service
General Services Administration
Region 10

QUITCLAIM DEED AND BILL OF SALE

The UNITED STATES OF AMERICA, acting by and through the Administrator General Services under and pursuant to the powers and authority contained in applicable provisions of the Federal Property and Administrative Services Act of 1949 (Public Law 152, 81st Congress; 63 Stat. 377) as amended, and regulations and orders promulgated thereunder (hereinafter designated as "Grantor"), for and in consideration of the sum of Ten Dollars and other good and valuable consideration, does hereby convey and quitclaim to the PORT OF TACOMA, a municipal corporation organized and existing under the laws of the State of Washington (hereinafter designated as "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to the following described property (hereinafter designated as "Property") situated in Pierce County, State of Washington:

Five parcels of land described as follows:

PARCEL A - Beginning on the northeasterly line of Block (1) of State Land Commissioner's Replat of Blocks 13 - 48 both inclusive, Tacoma Tidelands (formerly in King County) commonly known as Ashton's Replat filed December 23, 1918 situate in the City of Tacoma, County of Pierce, Washington, at a point on said line 500 feet northwesterly from the easterly corner of said Block 1, thence parallel with the southeasterly line of Block 1, South 42° 44' 24" West, 910 feet, to the projected northeasterly line of Alexander Avenue as now laid out; thence on said projected line of Alexander Avenue South 47° 15' 36" East, 500 feet, to the southeasterly line of said Block (1), thence on said southeasterly line South 42° 44' 24" West, 120 feet to the southwesterly line of said Alexander Avenue, as now laid out; thence South 47° 15' 36" East on the southwesterly line of said Alexander Avenue, 1000 feet; thence South 42° 44' 24" West 200 feet; thence South 47° 15' 36" East, 150 feet; thence North 42° 44' 24" East, 200 feet, to a point on the southwesterly line of Alexander Avenue; thence South 47° 15' 36" East, on the southwesterly line of Alexander Avenue 1042.944 feet, more or less; thence on a curve to the right, having a radius of 210 feet a distance of 329.867 feet to the end of said curve, said point being on the northwesterly line of East Eleventh Street as now laid out and established; thence along said line of East Eleventh Street South 42° 44' 24" West, 560 feet; thence North 47° 15' 36" West, 4258.30 feet; thence North 24° 53' East 643.649 feet; thence North 13° 52' West 900 feet; thence North 35° 20' 20" East 698.009 feet; thence South 47° 15' 36" East, 2394.074 feet to the point of beginning.

TOGETHER WITH an easement for right of way for road purposes over a tract described as Tract No. 3 in Judgment entered in Civil Cause No. 385 in the District Court of the United States for the Western District of Washington, Southern Division.

TOGETHER WITH a perpetual easement from the City of Tacoma, dated July 12, 1949 authorizing the Government to construct and maintain an underground electrical conduit across Alexander Avenue in Tacoma, Washington.

SUBJECT TO an easement in favor of the City of Tacoma for trunk or other water mains, electrical transmission and distribution lines on the westerly half of Alexander Avenue and the extension thereof as granted by Todd Dry Docks, Inc. by instrument recorded December 10, 1929 under Auditor's Fee No. 974080, records of Pierce County, Washington.

SUBJECT TO an easement, if any, in favor of Commercial Water Way District #1 for such slopes as may be required in excavating the Hylebos Water Way for maintaining same and the bulkhead therefor.

SUBJECT TO an easement for right-of-way for road purposes in favor of the Hooker Electrochemical Company over the northeasterly 50 feet of Alexander Avenue granted by Todd Dry Docks, Inc. by deed recorded May 6, 1937 under Auditor's Fee No. 1216185, records of Pierce County, Washington.

SUBJECT TO an easement granted to the Air Reduction Sales Company by instrument recorded May 1, 1942, Auditor's Fee No. 1299034, records of Pierce County, Washington to construct and maintain an 8-inch pipe line on and across Parcel "A" hereinabove described.

SUBJECT TO an easement granting the City of Tacoma, Washington the right to construct, maintain and operate a double track freight and passenger railway by instrument recorded December 10, 1929, Auditor's Fee No. 974080, Records of Pierce County, Washington.

SUBJECT TO an easement in favor of the Hooker Electrochemical Co. or Todd Dry Docks, Inc. for road right-of-way purposes over the property as described in Civil 385, U. S. District Court, Western District, Washington, dated July 20, 1942.

SUBJECT TO all easements of record or otherwise established.

PARCEL B - Commencing at the point of intersection of the extensions of the southeasterly line of East 11th Street and the Southwesterly line of Alexander Avenue; thence Southeasterly with said Southwesterly line of Alexander Avenue, 120 feet, more or less, to the Southeasterly line of Lot 26, Block 9 of State Land Commissioner's Replat of Blocks 13 - 48 both inclusive, Tacoma Tidelands (formerly in King County) commonly known as Ashton's Replat filed December 23, 1918 situate in the City of Tacoma, County of Pierce, Washington, said point being the true point of beginning; thence continuing Southeasterly with said Southwesterly line 1920 feet to a point; thence Southwesterly parallel to the Southeasterly line of East Eleventh Street, a distance of 670 feet to a point; thence Northwesterly parallel to the Southwesterly line of Alexander Avenue, a distance of 1040 feet; thence Northeasterly parallel to the Southwesterly line of East Eleventh Street a distance of 270 feet to a point; thence Northwesterly parallel to the Southwesterly line of Alexander Avenue, a distance of 880 feet to a point on the Southeasterly line of Lot 13, Block 9, said State Land Commissioner's Replat; thence Northeasterly with the Southeasterly lines of Lots 13 through 26 inclusive, in said Block 9, 400 feet to the point of beginning, containing 24.08 acres, more or less.

SUBJECT TO a permanent non-exclusive easement (NOY(R)-47406) dated April 24, 1956 granted by the United States of America to Tacoma Harbor Lumber and Timber Company, Inc., Tacoma, Washington for a roadway and railroad spur over and across the northerly portion of Parcel B.

SUBJECT TO all easements of record or otherwise established.

PARCEL C - Commencing at a point of intersection of the prolongation of the southeasterly line of East Eleventh Street, and the northeasterly line of Alexander Avenue; thence southeasterly with the northeasterly line of Alexander Avenue, 120 feet to the southeasterly line of Lot 30, Block 9 of State Land Commissioner's Replat of Blocks 13 - 48 both inclusive, Tacoma Tidelands (formerly in King County) commonly known as Ashton's Replat filed December 23, 1918 situate in the City of Tacoma, County of Pierce, Washington, said point being the point of beginning; thence southeasterly with the northeasterly line of Alexander Avenue, 880 feet to a point; thence northeasterly parallel to the southeasterly line of East Eleventh Street, 400 feet to a point; thence northwesterly parallel to the northwesterly line of Alexander Avenue, 880 feet to the most easterly corner of Lot 43 of said Block 9; thence southwesterly with the southeasterly lines of Lots 43 through 30 inclusive, said Block 9, a distance of 400 feet, to the point of beginning, containing 8.08 acres, more or less.

as described
EXCEPTING, HOWEVER, the southeasterly 60 feet of Parcel 12 C in judgment Awarding Compensation as to such parcel in Civil Cause No. 467 ~~as described~~ in the District Court of the United States for the Western District of Washington, Southern Division; it being intended, however, that the Grantor conveys whatever interest in and to said southeasterly 60 feet which may be held by the Grantor as of the date of this instrument.

SUBJECT TO easements of record or otherwise established.

PARCEL D - Beginning at the City Monument in the intersection of Alexander Avenue and East Eleventh Street, thence North 47° 15' 36" West along the center line of Alexander Avenue 596 feet to a point; thence leaving Alexander Avenue parallel to East Eleventh Street, North 42° 44' 24" East a distance of 60 feet to the true point of beginning of this description; thence North 42° 44' 24" East, along the southeasterly side of Building 50 a distance of 920 feet, more or less, to the northeast corner of Building 50; thence North 17° 44' 24" East a distance of 77 feet, to a point; thence North 47° 15' 36" West, a distance of 230 feet, to a point; thence North 69° 23' West a distance of 250 feet, more or less, to the north line of property owned by the United States of America, line being the northwesterly line of the property acquired by the United States of America under Civil #447 in the District Court of the United States in and for the Western District of Washington, Southern Division, by final judgment dated March 29, 1944; thence South 42° 44' 24" West a distance of 900.83 feet, more or less, to a point on the northeasterly line of Alexander Avenue; thence South 47° 15' 36" East, along the northeasterly line of Alexander Avenue 496.94 feet, more or less, to the true point of beginning.

TOGETHER WITH a perpetual easement from the City of Tacoma dated July 12, 1949 authorizing the Government to construct and maintain an underground electrical conduit across Alexander Avenue in Tacoma, Washington.

SUBJECT TO easements of record or otherwise established.

PARCEL E - Beginning at a point which is the most southerly corner of Block 6A of the State Land Commissioner's Replat, Blocks 13 to 48, both inclusive, of Tacoma Tidelands (formerly in King County), filed under date of December 23, 1918, commonly and generally referred to as Ashton Replat, said point being on the northwesterly edge of East Eleventh Street, as now laid out in the City of Tacoma, which is the true point of beginning of this description; thence

along the northwesterly boundary line of East Eleventh Street South 42° 44' 24" West a distance of 727.803 feet to a point; thence North 47° 15' 36" West a distance of 456 feet, more or less, to a point, which point bears South 42° 44' 24" West a distance of 780.55 feet, more or less, from the most easterly corner of the Commissioning Pier as now constructed; thence North 42° 44' 24" East a distance of 780.55 feet, more or less, to a point which is on the most easterly corner of the Commissioning Pier as now constructed; thence South 69° 23' East a distance of 233.167 feet, more or less, to the most northerly corner of said Block 6A; thence South 42° 44' 24" West a distance of 140.982 feet to the most westerly corner of Block 6A; thence South 47° 15' 36" East 240 feet to the point of beginning.

SUBJECT TO an easement granted to Puget Sound Power & Light Co. to construct, erect, operate and maintain an electrical transmission and distribution line over and across said premises by instrument recorded December 5, 1928, under Auditor's Fee No. 927959, records of Pierce County, Washington.

SUBJECT TO easements of record or otherwise established.

TOGETHER WITH the Government owned improvements and facilities located on the above-described parcels A, B, C, D and E.

TOGETHER WITH the following Government-owned improvements not located on the parcels and for which no land rights are hereby granted:

1. The sewage system located between Parcels "D" and "E" which serves Building 50 and empties into Hylebos Waterway.
2. The domestic water and fire main systems located between Parcels "D" and "E" which serve Building 50.
3. The 2-inch water line connected to the water meter located immediately east of the intersection of Alexander Avenue and East Eleventh Street; thence running southeasterly and serving Parcels "C" and "B".
4. The 13 water meters and boxes which serve the five parcels conveyed herein located within the City of Tacoma rights-of-way of Alexander Avenue and East Eleventh Street.
5. The southwesterly 15 feet of Pier #4 extending into Port Industrial (Wapato) Waterway.
6. That portion of Pier #1 which extends beyond the boundaries of the perimeter description of Parcel A.

Certain property located upon the above described parcels is not owned by the Grantor and no rights to such property are transferred by this instrument. Such property includes the following:

1. The following described property owned by the City of Tacoma, Department of Public Utilities:
 - (a) All items within the fenced area comprising the City of Tacoma, Department of Public Utilities, Switching Station located southeasterly of Building #325.

- (b) The 13.8 KV pole line serving the switching station referred to in paragraph (a) above and connected to Substation #1 located at Building #356.
 - (c) Oil circuit breaker, 8-1000 KVA Transformers, high and low voltage bus and supporting structure plus lightning arresters located at Building #356.
 - (d) The 13.8 KV lead connected to the City of Tacoma Department of Public Utilities Switching Station and terminating at the Government steel pole serving the Government-owned Substation #2 at Building #411.
 - (e) The 13.8 KV pole line originating on East 11th Street and terminating on a pole within Substation #4 at Building #51 as presently located.
2. Telephone facilities owned by the Pacific Telephone and Telegraph Company.
 3. Protection devices and wire connections owned by the American District Telegraph Company.

For the same consideration, the Grantor hereby grants, bargains, sells and conveys to the Grantee all the Grantor's interest in and to the personal property and equipment located upon the above described real property which is included in the surplus inventory of the General Services Administration for disposal. Grantor will furnish the Grantee such further assurances of the transfer of title to said personal property as may be reasonably requested by the Grantee.

The provisions entitled "National Security Clause" and Appendix "A" thereto (which are attached to this instrument) are by this reference thereto incorporated herein and made a part hereof.

TO HAVE AND TO HOLD the Property together with all the privileges and appurtenances thereto belonging, unto Grantee, its successors and assigns, forever, upon the terms and conditions herein contained.

Grantee knows the condition of the Property and no representation or warranty is made by Seller with respect to such condition; it being understood that the Grantee is purchasing the Property on an "as is, where is" basis.

The Property was acquired by the United States of America by condemnation in Civil Causes numbered 385, 447, 467, 483, 494 and 571, all in the District Court of the United States for the Western District of Washington, Southern Division, and by purchase from Todd Shipyards Corporation by deeds dated March 12, 1948 (corrected September 8, 1948) and May 29, 1945 and was both duly determined to be surplus to the needs and requirements of the United States of America and assigned

, General Services Administration for disposal pursuant to authority contained in the said Federal Property and Administrative Services Act as amended, and applicable orders and regulations promulgated thereunder.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed
as of January 1, 19 60.

UNITED STATES OF AMERICA
Acting by and through the
Administrator of General Services

(GSA SEAL)

By /s/ C. E. Ocamb
Chief, Disposal Branch
Acquisition and Disposal Division
Public Buildings Service

STATE OF WASHINGTON)
COUNTY OF KING) ss

On this 29th day of December 19 59, before the undersigned, a Notary Public in and for the State of Washington, personally appeared C. E. Ocamb, to me known to be the _____ Chief, Disposal Branch, Acquisition and Disposal Division, Public Buildings Service, General Services Administration, and to me known to be the individual described in and who executed the foregoing instrument and who under oath stated that he was duly authorized, empowered and delegated by the Administrator of General Services to execute the said instrument and acknowledged the foregoing instrument to be his free and voluntary act and deed, acting for and on behalf of the Administrator of General Services, acting for and on behalf of the United States of America, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate above written.

/s/ Robert Douglas Green
Notary Public in and for the State of
Washington, residing at Seattle

(NOTARIAL SEAL)

Naval Industrial Reserve Shipyard
Tacoma, Washington
(Don #42, OSA Control No. K-Wash-995)

NATIONAL SECURITY CLAUSE

Whereas, the Secretary of Defense pursuant to section 4 (1) of the National Industrial Reserve Act of 1948 (Public Law 883, 80th Congress) has designated the premises hereby conveyed a part of the National Industrial Reserve for shipbuilding and ship repair and, whereas, pursuant to section 4 (4) of that act, it has authorized their disposal subject to a National Security Clause formulated in accordance with that Act; now therefore, in consideration of their respective obligations under this instrument, the parties hereto, for themselves, their heirs, successors, and assigns, do hereby enter into the terms, covenants, and conditions hereinafter set forth which shall, together with this paragraph, be collectively known and referred to as the National Security Clause.

ARTICLE I. Definitions. For purposes of this Clause the following definitions will apply:

- (a) The term "premises" means the property transferred by this instrument.
- (b) The term "assigned function" means the function for which the premises have been designated a part of the National Industrial Reserve, or for which they may be hereafter redesignated under Article IX hereof.
- (c) The Clause will apply to all land transferred, and also to all items of facilities, machinery and equipment listed in appendix "A" (which are hereinafter collectively referred to as the facilities), attached hereto and hereby made a part hereof.

ARTICLE II. Maintenance. The Grantee hereby covenants and agrees that it will maintain the facilities in such manner that they can be placed, within a period of 120 days, in a condition adequate to perform the assigned function of the premises.

In addition, the Grantee covenants and agrees,

(a) That it will maintain in accordance with sound practice in the industry, normal wear and tear excepted, that part of the facilities necessary for the assigned function of the premises which is actively being used in its current operations.

(b) That it will not make any alterations to the facilities which would impair performance of the assigned function of the premises, unless each such alteration can be restored in a period of 60 days or less and the sum total thereof restored in 120 days or less; and

National Security Clause - Continued

(c) That it will not dispose of any production equipment, or any machinery and equipment transferred as a part of the premises by this instrument, the disposal of which would impair performance of the assigned function of the premises, unless the items so disposed of are immediately replaced with equivalent items.

(d) That it will not make any alteration to or construction on the land area (i) where building ways previously existed and (ii) where Pier 4 is located, which would impair the utilization of such area for the rebuilding of new ways and a new pier.

Provided, However, that nothing herein contained shall prevent the Grantee from relocating any machinery or equipment within the premises for the purpose of improving operating efficiency or increasing productive capacity so long as the standards of care set forth above are continually observed.

ARTICLE III. Defaults - (a) Inspections. The Grantee and the Government mutually covenant and agree that the latter may, after reasonable prior written notice to the Grantee, inspect the facilities for the purpose of determining whether the Grantee is in default on its obligations under this Clause.

(b) Determinations of default. If, as a result of such inspection, the Government adjudges the Grantee in default, it shall furnish the latter a written statement setting forth in detail the grounds on which the allegations are based, following which the Grantee shall have thirty days to submit evidence to the contrary. If in the light of the evidence so presented, the Government still holds that the Grantee is in default, it shall then advise the latter of the specific defaults to be corrected and the periods of time in which each correction must be completed, such periods to be as reasonable as possible.

(c) Repairs by the Government. In the event the Grantee fails to correct its defaults in the times stated, the Government shall then have the right to enter the premises for the purpose of correcting the defaults; and the Grantee, or its sureties, will reimburse the Government for all costs incurred by the Government in making such corrections. The Government, or any contractor employed by the Government for the purpose, shall have such right of access to the premises or any part thereof as may be necessary to permit such repairs or replacements.

ARTICLE IV. Government utilization - (a) Negotiation of contract. The Grantee and the Government mutually covenant and agree that, whenever the Government considers the productive capacity of the facilities necessary for national security purposes, they will jointly undertake to negotiate a contract for the Grantee to furnish from the facilities the materials or services for which the premises are designated a part of the National Industrial Reserve.

National Security Clause, Continued

(b) Repossession. The Grantee hereby covenants and agrees that, in the event the Government determines such a contract is not feasible, or that the Grantee is not qualified to furnish the materials or services required, or that a mutually satisfactory contract cannot be negotiated, the Grantee will turn over to the Government full possession of the premises together with all facilities, structures, improvements, easements, rights-of-way, and other interests appurtenant thereto (including all rights-of-way over operation or use of the facilities) for such time as the Government deems necessary for national security purposes. The Government's rights to such possession and usage shall vest on the date set by it in written notice to the Grantee, which date shall be not less than 15 days from the date of notice thereof, and shall expire on the termination date of this National Security Clause as provided for in Article XI below.

(c) Withdrawal by the Grantee. The Grantee hereby covenants and agrees that, upon the date set for transfer of the premises to the Government, it will immediately undertake to restore such alterations made by it and to remove such improvements, fixtures, machinery and other equipment installed by it as the Government may direct, such undertaking to be completed in the shortest possible time, but in no event to exceed 120 days from the date of repossession unless otherwise agreed upon between the Grantee and the Government. Thereafter, the Grantee shall have no further right to enter the premises during the period of Government possession except with the prior consent of the latter. During any period of Government possession, the premises may be used, occupied, or operated for or on behalf of the Government by any Government department, agency, agent or by any tenant, contractor, or subcontractor of the Government.

ARTICLE V. Compensation. The Government hereby covenants and agrees that, upon any repossession under IV(b) above, it will pay the Grantee:

(a) At the time of repossession. (i) Fair and reasonable compensation for all losses, not including loss of profits, incurred by the Grantee or its assignees in respect of work in process in the premises which cannot be completed because of repossession by the Government.

(ii) Fair and reasonable costs incurred by the Grantee or its assignees in complying with Article IV(c).

(b) During each period of repossession. (i) Fair and reasonable compensation for the use of the premises as agreed on by the parties hereto at a rate not in excess of prevailing rental for similar properties.

(ii) Fair and reasonable compensation for the use of any production equipment as agreed on by the parties hereto at a rate not in excess of prevailing rental for similar properties.

(c) Upon termination of each period of repossession. Fair and reasonable costs incident to reinstallation of machinery and equipment removed from the premises and restoration of the premises to their condition on the date of repossession by the Government, reasonable depreciation excepted.

National Security Clause - Continued

Any failure of the parties to reach agreement as to what amounts are fair and reasonable under this Article shall be deemed a dispute of fact within the meaning of Article XIII hereof.

ARTICLE VI. Insurance. The Grantee hereby covenants and agrees that the proceeds of any insurance which is required of the Grantee by the terms of this instrument, or by any other agreement between it and the Government, to be placed on the premises or any part thereof will be applied, upon damage to or destruction of the premises by fire or other insurable casualty, to a restoration of the property, unless the Grantee is expressly released from such obligation by the Government.

ARTICLE VII. Subsequent Transfers. The Grantee hereby covenants and agrees not to sell, lease, mortgage or otherwise encumber the facilities without expressly making such sale, lease, mortgage, or encumbrance subject to the provisions of this National Security Clause for the remainder of its term.

ARTICLE VIII. Parties. The Grantee and the Government mutually agree that the latter, in exercising its rights and carrying out its obligations under this National Security Clause, shall act through the Secretary of Defense or such departments, agencies, or individuals as he may designate, which may include, without limitation, the Assistant Secretaries of Defense (S and L) and (P and I), the Departments of the Army, Navy, or Air Force, or the General Services Administration. References in this National Security Clause to the Government shall be deemed to refer as appropriate to the Secretary of Defense or such departments, agencies, or individuals as he may designate.

ARTICLE IX. Re-designation of purpose and use of premises. The Government hereby covenants and agrees that, upon a petition by the Grantee for a change in the assigned function of the premises, it will re-evaluate the defense potential of the premises, both for the purposes for which they are designated for inclusion in the National Industrial Reserve and those for which it is requested they be re-designated, and will, if it deems the interests of national security are best served thereby, and upon tender by the Grantee of whatever consideration may be requested, change their designation to that requested by the Grantee. Conversely, the Government may, on its own initiative, recommend a re-designation to the Grantee which, if acceptable to the latter, shall be put into effect. Re-designations under this paragraph may be made only by written instrument and may not be requested by the Grantee more often than once in 5 months.

ARTICLE X. Modification or amendment of the National Security Clause. The Government hereby covenants and agrees that, upon a petition by the Grantee for a reconsideration of the particular applicability of any of the terms, conditions, reservations or restrictions of the National Security Clause, the Government will, if it deems the interest of national security

National Security Clause - Continued

are best served thereby, modify or amend the Clause in the degree it sees fit upon tender by the Grantee of whatever consideration may be requested. Conversely, the Government may, on its own initiative, recommend modifications or amendments to the Grantee, which, if acceptable to the latter, shall be put into effect.

ARTICLE XI. Termination or revocation of the National Security Clause. The Government and the Grantee mutually covenant and agree that their respective obligations under this National Security Clause, except those of the Grantee to reimburse the Government under Article III, or of the Government to furnish compensation under Article V, and except as may be otherwise specified herein, shall terminate 10 years following the date of this instrument or, in the event the Government is in possession at that time in accordance with Article IV(b), upon release of possession by the Government to the Grantee;

Provided, however, that the Government, at its own election, or upon a petition by the Grantee, may reconsider the necessity for continuing all or any part of the Clause in effect and shall, in the event it determines such necessity no longer exists, and upon tender by the Grantee of whatever consideration may be requested, revoke the Clause, in whole or in part, by executing and delivering to the Grantee a release, quitclaim deed, or whatever instrument is necessary to remove the encumbrance of the Clause, or of a part thereof, from the facilities.

ARTICLE XII. Covenants. It is the intention of both the Grantee and the Government that these covenants shall run with the land and bind subsequent purchasers of the premises hereby conveyed; Provided, however, That the Grantee shall not be liable for any violation of said covenants by subsequent owners of the premises.

ARTICLE XIII. Disputes. Disputes on questions of fact which cannot be resolved by agreement of the parties shall be decided by the Secretary of Defense or the instrumentality duly and expressly designated by him, whose decision shall be final and conclusive. In connection with any proceeding under this Article, the Grantee shall be afforded an opportunity to be heard and to offer evidence in support of its own case. Pending final decision of a dispute hereunder, the Grantee shall proceed diligently with the performance of its obligations under the Clause.

ARTICLE XIV. Recordation. The Grantee shall forthwith cause this instrument to be duly recorded and shall furnish satisfactory evidence of such to the Government.

ARTICLE XV. Saving provision. The Grantee and the Government mutually covenant and agree that nothing in this Clause shall be construed as affecting obligations of the Grantee under any other provisions of this instrument, except that, in any cases of inconsistency or ambiguity, the provisions of this National Security Clause shall, to the extent that they impose greater obligations on the Grantee, be deemed controlling.

NAVAL INDUSTRIAL RESERVE SHIPYARD

Tacoma, Washington (N-Wash-995)

Disposal of the Following Facilities is Subject to
National Security Clause Requirements

Listing of Navy Class 2 Property Record Cards

CARD NO.	STRUCTURE NO.	DESCRIPTION
2-00007	50	Warehouse and Office Building
2-00014	203	Cascade Warehouse
2-00016	205	Heating Plant #8
2-00017	206	Time Gate #10
2-00018	207	Guard House, Gate 10
2-00019	208	Heating Plant #9
2-00020	209	Office Building
2-00026	321 and 323	Warehouse and Barracks
2-00027	322	Heating Plant
2-00031	331	Administration Building
2-00032	333	Fire Station
2-00035	341	Machine Shop
2-00036	343	Acetylene Generator House
2-00037	356	Transformer and Switch Shed
2-00040	361	Heating Plant #3 and Paint Locker
2-00043	365	Vault and Paint Storage
2-00044	381	Shop Building - Rigger Loft
2-00045	391	Public Works Shop Building

Listing of Navy Class 2 Property Record Cards - Continued

CARD NO.	STRUCTURE NO.	DESCRIPTION
2-00050	397	Warehouse
2-00052	399	Office Building
2-00053	406	Toilet Building
2-00054	407	Steel Shed "B"
2-00055	409	Wash Room
2-00056	411	Substation #2
2-00057	420	Transformer Shed and Compressor #9
2-00063	510	Mess Hall
2-00064	512	Navy Exchange
2-00067	520	Assembly Building
2-00072	529	Central Heating Plant
2-00073	532	Steel Shed "A"
2-00074	534	Oxygen Shed
2-00076	540	Office Building
2-00078	544	Mold Loft
2-00080	546	Heating Plant
2-00081	547	Transformer and Switch Shed
2-00082	548	Acetylene Generator Building
2-00090	576	Rigger and Sailmakers Loft
2-00091	580	Warehouses and Offices
2-00092	582	Transformer Shelter
2-00093	585	Transformer and Switch Shed
2-00096	587	Transformer and Switch Shed

APPENDIX "A"

Listing of Navy Class 2 Property Record Cards - Continued

CARD NO.	STRUCTURE NO.	DESCRIPTION
2-00097	588	Shop Building
2-00101	592	Office and Warehouse
2-00102	593	Transformer and Compressor Shed
2-00104	596	Paint Shop
2-00106	501	Pier #1
2-00107	502	Pier #2
2-00108	503	Pier #3
2-00111		Security Fencing and Walls
2-00112		Elevated Water Tank
2-00113		Elevated Water Tank
2-00114		Water Distribution System
2-00115		Combined Sewer
2-00117		Bulkheads
2-00118	335	Substation #3 and Compressor #10
2-00119	344	Substation #3A
2-00120	356	Substation #5
2-00121	356	Substation #1
2-00122		Steam Distribution System
2-00123		Electrical System
2-00125		North T Pier
2-00126		South T Pier
2-00128	389	Transformer Vault
2-00129	289	Station

Listing of Navy Class 2 Property Record Cards - Continued

CARD NO.	STRUCTURE NO.	DESCRIPTION
2-00130	389	Open Storage Area, Bulk
2-00131	389	Parking Area
2-00132	530	Fuel Oil Pumping Station
2-00133	530	Fuel Oil Distribution Line (Pipeline)
2-00141	597	Crane Trackage
2-00142	597	Railroad Trackage
2-00146	323	Theater, Dispensary and Barracks

APPENDIX "A"

NAVAL INDUSTRIAL RESERVE SHIPYARD

Tacoma, Washington (N-Wash-995)

Disposal of the Following Machinery and Equipment
is Subject to
National Security Clause Requirements

Listing of Navy Class 3 Property Record Cards

NAVY IDENT. NO.	TYPE
91315-001573	Bar, Boring
91315-000049	Bending Machine, Brakes, Press, Dris and Krump
91315-000056	Bending Machine, Pipe, Wallace
91315-001758	Bending Machine, I Beam, Horizontal, Milles and Jones
91315-001084 thru 001209	Klover, Low Pressure, Sawyer Electrical
91315-000073	Klover, Saw Dust
91315-001210 thru 001228	Klover, Walpole, Coppas Engineering
91315-001037 thru 001050	Klover, Ventilation, Western Klover
91315-001229 thru 001247	Klover, Ventilation, Sawyer Electrical
91315-001433 thru 001438	Klover, Ventilation, Sawyer Electrical
91315-001520 thru 001529	Klover, Ventilation, Coppas Engineering
91315-001532 thru 001547	Klover, Ventilation, Coppas Engineering
91315-000229	Boiler, Birchfield Boiler
91315-000453	Brake, Bending, Cincinnati Shaper
91315-000468	Bucket, Clean Shell, Over Bucket

Listing of Navy Class 3 Property Record Cards

NAVY INVENT. NO.	TYPE
91315-000050	Bending Machine, Brake, Press, Dreis and Krump
91315-000491	Burner, Oil, Ray Oil Burner Co.
91315-000492	Burner, Oil, Ray Oil Burner Co.
91315-000954	Burner, Oil, Marathon Electric
91315-001832 thru 001842	Clock, Time, I.B.M.
91315-000238 thru 000242	Compressor, Reciprocating, Gardner Denver
91315-000243	Compressor, Reciprocating, Chicago Pneumatic Tool
91315-000244	Compressor, Reciprocating, Chicago Pneumatic Tool
91315-000245	Compressor, Reciprocating, Chicago Pneumatic Tool
91315-000246 thru 000248	Compressor, Reciprocating, Gardner Denver
91315-000658	Compressor, Spray Painting, Binks
91315-000649	Crane, Bridge, Ederer Engineering
91315-000736	Crane, Bridge, Ederer Engineering
91315-000785 thru 000787	Crane, Bridge, Ederer Engineering
91315-000671	Crane, Jib, Manning Maxwell
91315-000672 thru 000675	Crane, Jib
91315-000745	Crane, Jib (No hoist attachment)
91315-000746	Crane, Jib (No hoist attachment)
91315-000747	Crane, Jib
91315-000748	Crane, Jib, Manning Maxwell

Listing of Navy Class 3 Property Record Cards

NAVY IDENT. NO.

TYPE

91315-000749	Crane, Jib
91315-000750	Crane, Jib
91315-000779	Crane, Jib
91315-000780	Crane, Jib
91315-000788	Crane, Jib
91315-000789 thru 000798	Crane, Jib
91315-000813 thru 000815	Crane, Jib
91315-000930 thru 000934	Crane, Jib
91315-000940	Crane, Jib
91315-000746	Crane, Jib
91315-000943	Crane, Monorail, Robbins and Meyers
91315-000784	Crane, O.E.T., Pawling & Brandischofer
91315-000749	Crane, O.E.T., Ederer Engineering
91315-000797 thru 000798	Crane, O.E.T., Robbins
91315-000900 thru 000913	Crane, O.E.T., Ederer Engineering
91315-000914	Crane, O.E.T., Sprague Electric Motor
91315-000915 thru 000918	Crane, O.E.T., Ederer Engineering
91315-000942	Crane, O.E.T., Cleveland Crane
91315-000954	Crane, O.E.T., Ederer Engineering
91315-000955	Crane, O.E.T., Miles Tool

APPENDIX "A"

Listing of Navy Class 3 Property Record Cards

NAVY IDENT. NO.	TYPE
91315-000928	Crane, Overhead Traveling, Manning
91315-000929	Crane, Overhead Traveling, Manning
91315-000992	Crane, Overhead Traveling, Milwaukee Hoisting Crane Corp.
91315-000938	Crane, Overhead Trolley
91315-000939	Crane, Overhead Trolley
91315-000189	Crane, Overhead Traveling, Barnhartfeger
91315-000190	Crane, Overhead Traveling, Barnhartfeger
91315-001082	Crane, Revolving Portal, American Hoist
91315-000140	Crane, Trolley, Wright
91315-000141	Crane, Trolley, Wright
91315-000676 thru 000680	Crane, Trolley, Manning
91315-000703	Crane, Trolley, Manning
91315-000704	Crane, Trolley
91315-000705	Crane, Trolley
91315-000230 thru 000254	Crane, Whirley, Washington Iron Works
91315-000255 thru 000261	Crane, Whirley, Clyde Iron Works
91315-000262	Crane, Whirley, Washington Iron Works
91315-000263 thru 000265	Crane, Whirley, Clyde Iron Works
91315-000588 and 91315-000589	Crane, Whirley, #1, Clyde Iron Works
91315-000590	Crane, Whirley #10, Washington Iron Works

Listing of Navy Class 3 Property Record Cards

NAVY IDENT. NO.	TYPE
91315-000591	Crane, Whirley, Clyde Iron Works
91315-001696 and 001700	Crane, Whirley, American Hoist
91315-000730	Drill Press, Radial, Feedick
91315-000738	Drill, Radial, American Tool
91315-000739	Drill, Radial, American Tool
91315-000012	Drilling Machine, Radial, Cincinnati Gilbert
91315-000672	Drill Press, Radial, Feedick
91315-000742	Drill, Radial, Feedick
91315-000923	Facing Machine, Portable, Otis Press
91315-000575 thru 000577, 000581, 001306 & 001442	Fan, Axial Flow, Sturtevant Co.
91315-000670	Flange, Facing Machine, Barrett
91315-001819	Forming Machine, Niagara Machine
91315-000778	Furnace, Forging, Atlas Foundry
91315-000025	Furnace, Hardening, Eclipse Fuel Eng.
91315-000817 and 000818	Furnace, Shape Heating, Atlas Foundry
91315-000995	Generator, Gas Acetylene, Linde Air Products
91315-001790 thru 001796	Generator, Gas, Acetylene, Air Reduction Sales
91315-001787	Generator, Diesel, Caterpillar
91315-000203 and 000204	Generator-Motor, Ideal Electric
91315-000225	Generator-Motor, G.E. (Motor), Westinghouse (Generator)
91315-000334	Generator, Motor, Ideal Electric

APPENDIX "A"

Listing of Navy Class 3 Property Record Cards

NAVY IDENT. NO.

TYPE

91315-000335, 000341, 000342, 000346, 000347, 000352, 000353, 000364, and 000365	Generator, Motor, Ideal Electric
91315-000368	Generator-Motor, Star Electric
91315-000378, 000379, 000395 thru 000398, 000409, 000410, 000415, 000416, 000424, 000425, 000427 and 000428	Generator-Motor, Ideal Electric
91315-000683	Generator-Motor, Westinghouse
91315-001681	Generator-Motor, Reliance (Motor) Electric Products (Generator)
91315-001765	Generator-Motor, Ideal Electric
91315-001774	Generator-Motor, Westinghouse
91315-000668	Grinder, Face, Baughett Mfg.
91315-000006	Grinding Machine, Plain External Norton
91315-000007	Grinding Machine, Plain External Brown & Sharpe
91315-000200 91315-000183	Grinding Machine, External Plain Ladis Tool Grinding Machine, Tool, Coval
91315-000774	Hammer, Forging, Air, Mechanical Lebdell
91315-001575	Jack, Hydraulic, Mfg. NA
91315-001001	Lathe, Engine, American Tool, 16" x 4'
91315-001823	Lathe, Bench, Atlas Press, Mod. 6307, 12" x 36"
91315-000001	Lathe, Engine, Amaleon, 28 3/4" x 102"
91315-000201	Lathe, Vertical, Turret, Bullard, 36"
91315-000002	Lathe, Engine, Amaleon, 20 5/8" x 18'

APPENDIX "A"

Listing of Navy Class 3 Property Record Cards

NAVY IDENT. NO.	TYPE
91315-000273	Lathe, Engine, Axelson, 16" x 54"
91315-000272	Lathe, Engine, Axelson, 16" x 78"
91315-000286	Lathe, Turret, Gisholt, Model 11, 2 1/2" dia bar, 19 1/2" swing
91315-000737	Lathe, Turret, Gisholt, Model 11L, 2 1/2" dia bar, 19 1/2" swing
91315-000003	Lathe, Engine, Hendly, 18" x 54"
91315-000004	Lathe, Engine, Hendly, 18" x 54"
91315-000271	Lathe, Engine, Hendly, 16" x 54"
91315-000727	Lathe, Engine, LeBlanch, 32" x 19'
91315-000728	Lathe, Engine, LeBlanch, 36" x 19'
91315-001000	Lathe, Engine, Lodge & Shipley, 30" x 8'
91315-000725	Lathe, Engine, Mackintosh, 62" x 45'
91315-000999	Lathe, Engine, Oliver, 16" x 4'
91315-000729	Lathe, Turret, Warner Swasey M-510, 20" swing, 3 1/4" bar dia
91315-000660	Lift, Auto, Globe Hoist
91315-000269	Milling Machine, Universal, Horizontal Brown & Sharpe, #1 std, 34" table Travel
91315-000010	Milling Machine, Universal, Horizontal Brown & Sharpe, #2, 33" table Travel
91315-000011	Milling Machine, Plain, Standard, Brown & Sharpe, #2B, 40" table Travel
91315-000475	Milling Machine, Plain, 52" table Travel, Kompenith Machine
91315-001560	Milling Machine, Portable, Facing

APPENDIX "A"

Listing of Navy Class 3 Property Record Cards

NAVY INVENT. NO.

TYPE

91315-000726	Planer, Outside, Hyd., Rockford Machine
91315-000055	Planer, Surface, Wood, Solex Machine
91315-001855	Planer, Woodworking, Yates American
91315-000751	Press, Hydraulic, 600 Ton, 32" Stroke, Denison Engineering
91315-000033	Press, Incluable, 45 Ton, 3" Stroke, Niagara Machine
91315-001870	A Tool Works
91315-000150	Print Machine, Dry Developing, Walld
thru 000195	Pump, Dump, Portable, 20 GPM, 100' Lift 125 GPM, 50' Lift, Chicago Pneumatic Tool
91315-000160	Pump, Sludge, Portable, 65 GPM at 10' Head, 20 GPM at 25' Head, 100 lb air, Chicago Pneumatic Tool
thru 000160	
91315-000035	Pump, Reciprocating, 8 lbs PSI suction Size 9 x 6 x 12, Feed water pumps for boilers, Dean Bros.
thru 000039	
91315-000149,	Pump, Dump, Portable, Independent Pneumatic, Model 4500,
000211, 000212,	2 1/2" outlet
000623, 000624,	
0001051 and 0001052	
91315-000034	Punch, Turret, Station, Weidemann Model R41P, 3/16" to 1 1/2" mild steel, 24" throat
91315-000035	Punch and Shear Combination, Hendley & Whitmore Co.
91315-000732	Punch & Shear, Cleveland Punch. 1" hole, 3/4" plate
91315-000781	Punch, Horizontal, Single End 1" hole in 1" plate, Doty
91315-000451	Riveting Machine, Pneumatic, Hanna Engineering, 30 tons, 15" reach
91315-000452	Rolls, Bending, Tump Machinery
91315-000045	Roll, wrapping, Niagara, 10 gauge; 4' wide, 4" dia, rolls, 3 rolls
91315-000055	Saw, Band, Metal, Armstrong-Blum Model 9, 12' x 18" capacity

Listing of Navy Class 3 Property Record Cards

NAVY IDENT. NO.

TIPS

91315-000110	Saw, Band, Metal, Armstrong-Blum Model #8, 18" x 6" capacity
91315-000197	Saving Machine, Band, Metal, Doall 10" thick stock
91315-000014	Saw, Band, Metal, Tannevits Works 8" high x 12" wide square maximum
91315-000067	Saw, Band, Wood, Tannevits Works Type CR, 18" x 35" Tannevits
91315-000068	Saw, Circular, Rip, Woodworking, Tannevits, 15" blade dia, 26" wide 6" thick stock
91315-001296	Scales, Platform, 9000 Lbs, Toledo Scale, Model 9320
91315-001797	Scales, Truck, Platform, 49,000 lbs. Toledo Scale, Model 4951 CB
91315-000008 and 000870	Shapers, Cincinnati, 24", heavy duty
91315-000732	Shaper, 36", heavy duty, Cincinnati
91315-001574	Shaper, Head Traversing, 24", Single Head, Cincinnati
91315-000733	Shaper, 30", Ohio Machine Tool Co.
91315-000731	Shaper, Rockford, open-side, Hydraulic 36" stroke, 48" table
91315-000048	Shear, Squaring, Power Operated, 1/8" x 10" mild steel, Niagara Machine & Tool Works, Model H110
91315-000733	Shear, 1" Plate, Plain, Power, Mfg. NA
91315-000957	Sizing Machine, copper pipe, 10 1/2" dia Mfg. NA
91315-000193 000196, 000198 000199, 000274, 000734, 000735 000820 thru 000896, 000935 thru 000937, and 001005	Slab, Bending, Single 60" x 60" x 5 1/4" Mfg. NA
91315-000664	Slab, Bending, Consisting of 12 Slab 60" x 60" x 5 1/4" each

PROPERTY "A"

Listing of Navy Class 3 Property Record Cards

NAVY IDENT. NO.	TYPE
91315-000775	Slab, Bending, Consisting of 2 Slabs 60" x 60" x 5 1/2" each
91315-000777	Slab, Bending, Consisting of 80 Slabs 60" x 60" x 5 1/2" each
91315-000816	Slab, Bending, Consisting of 138 Slabs, 60" x 60" x 5 1/2" each
91315-000819	Slab, Bending, Consisting of 49 Slabs 60" x 60" x 5 1/2" each
91315-000009	Slotter, 8 Strokes, Douglas Machine Model #CA
91315-000740	Slotter, 30" Stroke, Rockford Machine Tool Co.
91315-000953	Tank, Oil, Mfg. NA, 11,864 Gal. Capacity
91315-000964 thru 000967	Tanks, Oil, Capacity 25,000 Gal. Mfg. NA
91315-000013	Threading Machine, Bolt, 3/8" to 2" on Bolts, one spindle, Landis Machine Co.
91315-000266	Threading Machine, Bolt & Pipe 5/16" to 1 1/2" bolts, Acme Machinery
91315-000052	Threading Machine, Pipe, Two Spindles, 1/8" to 2" pipe, Landis Machine Co.
91315-000054	Threading Machine, Pipe, Single Spindle 2 1/2" to 6" pipe, Oster Mfg. Co.
91315-000077	Threading Machine, Pipe, One Spindle 2 1/2" to 6" pipe, Oster Mfg. Co.
91315-001335 and 001337	Trailer, General Purpose, 30 Ton, Ball Pipe & Tank Co.
91315-000805 thru 000807	Transformers, 333 KVA
91315-000809 000810, 000812	Transformer, 3333 KVA
91315-001576	Welder, Arc, 1000 Amperes, Westinghouse, Style 1065253-C
9131-000897, 000899, 000900, 000901, 000908 thru 000910	Compressor, Air, Reciprocating, Portable, LaRoi Model 210 O, 210 CFM at 100 PSI

APPENDIX W

Listing of Navy Class 3 Property Record Cards

NAVY INDEX NO.

TYPE

N-115-000755 Finch Electric, 5 Tons, Motor Iron
N-115-000756 Crane, Elevator, 15 Tons and 150 rods, Full revolving type,
Northwest Engineering Model 46
N-115-000757 Road Roller, 3,000 lbs., 24" Roller, Wheel Supply Co.,
Model 4121
N-115-000758 Tractor, Crawler, Hydraulic Controls Bucyrus Erie Co.
Model W115
N-115-000759 Car, Railway, Flat, 120,000 lbs., 144,000 lbs. load limit,
standard gauge, Mfg. BA
N-115-000760 Car, Railway, Flat, 100,000 lbs., load limit 120,000 lbs.,
standard gauge, Mfg. BA
N-115-000761 Car, Railway, Flat, 140,000 lbs., load limit 160,000 lbs.,
standard gauge, Pacific Car & Foundry Co.
N-115-000762 Car, Railway, Gondola, 20,000 lbs., standard gauge,
Pacific Car & Foundry Co.
N-115-000763 Locomotive, 22, standard track gauge 4' 8 1/2",
Paco Road Machine Co.
N-115-000764 Crane, Locomotive, 30' boom, Erie Locomotive Crane Co.
N-115-000765 Trailer, Crane Locomotive, Dry Company, Model 30-425
N-115-000766 Landing Mat (Landed in 1943) 2' x 1' x 1/2"

APPENDIX A

SEA 8/27/59

C
O
P
Y

MITZGER, BLAIR & GARDNER
Law Offices
Tacoma Building
TACOMA 2, WASHINGTON

Rec'd
12/17/59
AC

October 15, 1959

Mr. Karl E. Wallace
Commissioner
Public Buildings Service
General Services Administration
Washington 25, D. C.

Re: Tacoma Navy Shipyard
N-Wash-595

Dear Sir:

The changes in the sales agreement between the United States of America and Port of Tacoma authorized in your letter of October 6, 1959, have been made. The sales agreement, as so modified, has been executed by Port of Tacoma and three executed copies are enclosed herewith, together with a cashier's check for \$100,000.00, made payable to the order of General Services Administration.

Very truly yours

/s/ ARCHIE BLAIR
A. E. Blair

AKB:WJ
Enc.

Check for \$100,000 received 11:50 a.m., October 23, 1959 by
W. R. Humes for Mary E. Howell, Collection Officer
W. R. Humes

C.C. Mc Kay

11/7/59

10/28/59

Mr. Archie E. Blair
Commissioner, Port of Tacoma
Tacoma Building
Tacoma 2, Washington

Dear Mr. Blair:

Receipt is acknowledged of the three executed copies of the corrected sales agreement for the Naval Shipyard, Tacoma, Washington, N-Wash-535, and the cashier's check for \$100,000, forwarded with your letter dated October 15, 1959.

You have been informed by our Seattle regional office that, in lieu of the nonexclusive easement referred to in paragraph 1. of the terms and conditions of the sales agreement, the Department of the Navy is presently considering asking the General Services Administration to concur in the withdrawal of approximately 7.7 acres of land and the improvements thereon which were reported surplus as Parcel E and is reporting the fee in the 50' strip easterly of Building 50 for disposal. We understand that the Port of Tacoma is not opposed to these changes in the contemplated disposal.

As soon as a corrected report of excess has been received from the Navy concerning these changes, we will advise our Seattle office to take up with you the necessary corrections to the sales agreement. In the meantime, we will hold in abeyance the execution by GSA of the sales agreement submitted with your letter of October 15.

Sincerely yours

J. E. Moody
J. E. Moody
Assistant Commissioner for
Acquisition and Disposal

CC: Official File - FIV
Reg. Comm'r., OSA IOR
"R"
FIV Control

- Control P-216111 Enc --

MPV:lcox/av 10/26/59 Ext. 4521

GENERAL SERVICES ADMINISTRATION
REAL PROPERTY TRANSACTION ADVICE
 (Realty and Personally)

ADVICE

N^o 211367

1. <input type="checkbox"/> ORIGINAL <input checked="" type="checkbox"/> AMDT. NO. 3		2. PREVIOUS ADVICE NUMBERS			
A. ORIGINAL 211226		B. AMENDMENT NO. 1 211237	C. AMENDMENT NO. 2 211245	D. AMENDMENT NO. 3	
3. DATE RECORDED		4. REGION 10 Seattle, Wn.	5. DATE PREPARED 1-6-60	6. HOLDING AGENCY NO. 606	7. GSA CONTROL NO. N-Wash-595 17-46-595
8. CLASSIFICATION					

A. IDENTIFICATION

1. FACILITY NAME AND LOCATION
 U.S. Naval Ind. Reserve Shipyard, Tacoma, Wash. (DoD No. 442)

2. PROPERTY INCLUDED IN THIS TRANSACTION (NO. ACRES 182.71 NO. BLDGS. 112 SUBJECT TO NSC (Yes or No) YES)
 Entire shipyard (Chapel previously withdrawn)

B. TYPE OF TRANSACTION

- | | |
|---|--|
| 1. <input checked="" type="checkbox"/> Sale - Negotiated - Cash | 7. <input type="checkbox"/> Abandoned, demolished or destroyed |
| 2. <input type="checkbox"/> Sale at _____ % public benefit allowance | 8. <input type="checkbox"/> Assigned for disposal to _____ |
| 3. <input type="checkbox"/> Disposal lease | 9. <input type="checkbox"/> Disposal reported by assignee |
| 4. <input type="checkbox"/> Nonreimbursable transfer to Federal agency
(under P. L. _____) | 10. <input type="checkbox"/> Other transactions (specify—i. e., leasehold
cancellation, casualty loss, scrap, etc.) |
| 5. <input type="checkbox"/> Transfer without compensation | |
| 6. <input type="checkbox"/> Donation | |

C. DISPOSAL DATE

8-13-59

D. EFFECTIVE DATE

12-29-59

E. NAME AND ADDRESS OF PURCHASER, LESSEE, TRANSFEREE, ETC.

Port of Tacoma
 Tacoma, Washington

F. VALUES

1. Reported cost (a) land	\$1,938,064	4. Fair value	\$2,500,000
(b) betterments	\$10,568,863	5. Amount of discount	\$
2. Reported cost personally	\$7,987,912	6. Net sale price	\$2,125,000.00
3. Total reported cost	\$20,494,839		

G. TERMS OF INSTALLMENT SALE NA

1. Down payment	\$	3. Number of periods	
2. Installment period		4. Amount per period	\$

H. TERMS OF LEASE NA

1. Expiration date		VARIABLE RENTAL PER PERIOD	
2. Renewal option date		6. Minimum	\$
3. Purchase option date		7. Estimated	114.4 / 311.114 = 2,125,000.00
4. Period of rental		8. Formula	
5. Net amount of fixed rental due each period	\$		

I. OTHER TERMS

Ref. _____
 Per. _____

J. BASIC DOCUMENTS FOR OFFICE OF THE COMPTROLLER

1. ATTACHED HERETO

GSA Form 1446

2. DOCUMENTS TO BE TRANSMITTED

V. L. Barnes

V. L. Barnes

TITLE

Realty Officer

Office Memorandum • UNITED STATES GOVERNMENT

TO : Regional Commissioner, OSA
 Seattle, Washington
 ATTN: Regional Director, TR
 FROM : Director, Disposal Division, PRS
 SUBJECT: Naval Industrial Reserve Shipyard
 Tacoma, Washington (DoD #442)
 N-Wash-595

DATE: December 14, 1959

Attached for your records as requested in your memorandum of November 27, above subject, is a copy of our letter to the Port of Tacoma acknowledging receipt of the \$100,000.00 deposit, and a copy of the letter from the Port dated October 15, transmitting the check with the notation thereon of the receipt of the check by the Collection Officer.

Enclosures

Curtis A. Ross

Copy with attachments 7/18
done
[Signature]

Mr. Archie E. Blair
Commissioner, Port of Tacoma
Tacoma Building
Tacoma 3, Washington

10/28/59

Dear Mr. Blair:

Receipt is acknowledged of the three executed copies of the corrected sales agreement for the Naval Shipyard, Tacoma, Washington, N-Wash-505, and the cashier's check for \$100,000, forwarded with your letter dated October 15, 1959.

You have been informed by our Seattle regional office that, in lieu of the nonexclusive easement referred to in paragraph 1. of the terms and conditions of the sales agreement, the Department of the Navy is presently considering asking the General Services Administration to concur in the withdrawal of approximately 7.7 acres of land and the improvements thereon which were reported surplus as Parcel E and in reporting the fee in the 90' strip easterly of Building 50 for disposal. We understand that the Port of Tacoma is not opposed to these changes in the contemplated disposal.

As soon as a corrected report of excess has been received from the Navy concerning these changes, we will advise our Seattle office to take up with you the necessary corrections to the sales agreement. In the meantime, we will hold in abeyance the execution by GSA of the sales agreement submitted with your letter of October 15.

Sincerely yours

J. E. Moody
Assistant Commissioner for
Acquisition and Disposal

CC: Official File - FRY
Reg. Comm'r., DSA 102
FRY Control

Control P-21611 Doc --

GW:loox/sr 10/26/59 Ext. 4521

ARCHER, MAIR & ASSOCIATES
Law Offices
Tacoma Building
TACOMA 2, WASHINGTON

October 15, 1959

Mr. Earl E. Wallace
Commissioner
Public Buildings Service
General Services Administration
Washington 25, D. C.

Re: Tacoma Naval Shipyard
N-Word-595

Dear Sir:

The change in the sales agreement between the United States of America and Port of Tacoma authorized in your letter of October 6, 1959, have been made. The sales agreement, as so modified, has been accepted by Port of Tacoma and three executed copies are enclosed herewith, together with a cashier's check for \$100,000.00, made payable to the order of General Services Administration.

Very truly yours

/s/ ARCHER MAIR
A. E. Mair

RE: [unclear]
Enc.

Check for \$100,000 received 11:30 a.m., October 23, 1959 by
W. B. Jones for Mary E. Howell, Collection Officer
W. B. Jones

TYPE OF ACTION	DATE	NUMBER OF		ACQUISITION COST	FAIR VALUE OR APPRAISED FARM MARKET VALUE	OTHER DATA		APPROVAL (Initials)
		ACRES	BLK.			PAN	START DATE	
1. COMMENCEMENT	10-1-58	182.71	113	20,527,705				R.B.
2. START OF SCHEDULE	10-8-58	182.71	113	20,527,705		30		R.B.
3. APPRAISAL REPORT	5-5-59	182.71	112	20,500,339	See attached			U.S.
4. INSPECTION	11-1-58						SHIPYARD	U.S.
5. EXCESS PLAN FORMULATION	6-22-59			5,500				
6. OUTSTANDING REQUEST	5-18-59		1	\$27,366.				R.B.
7. TRANSFER APPLICATION								
8. ACCEPTANCE OF DIS. TOST & ACCOUNTABILITY								
9. SURPLUS DETERMINATION	11-10-58							R.B.
10. RECALL FROM SURPLUS	11-19-58							R.B.
11. EXCESS PLAN FORMULATION	2-10-59							
12. ADOPTED TERMS	2-18-59							
13. ADOPTED TERMS		182.71	112	20,494,839				U.S.

14. DIS. SCHEDULE		15. DIS. SCHEDULE		16. DIS. SCHEDULE		17. DIS. SCHEDULE		18. DIS. SCHEDULE		19. DIS. SCHEDULE		20. DIS. SCHEDULE		21. DIS. SCHEDULE		22. DIS. SCHEDULE		23. DIS. SCHEDULE		24. DIS. SCHEDULE		25. DIS. SCHEDULE		26. DIS. SCHEDULE		27. DIS. SCHEDULE		28. DIS. SCHEDULE		29. DIS. SCHEDULE		30. DIS. SCHEDULE	
DATE	ACRES	DATE	ACRES	DATE	ACRES	DATE	ACRES	DATE	ACRES	DATE	ACRES	DATE	ACRES	DATE	ACRES	DATE	ACRES	DATE	ACRES	DATE	ACRES	DATE	ACRES	DATE	ACRES	DATE	ACRES	DATE	ACRES	DATE	ACRES	DATE	ACRES

Acq. cost will be furnished upon receipt of completed SF 118 Disposal schedule based on proposed negotiations with Port of Tacoma.

3-Determination of Surplus submitted to C.O. for approval.

7-Rescheduled for sealed bid sale.

9-Receipt of appraisal rescheduled and acq. cost received.

10-Advertising action withheld on verbal instructions from Mr. Branson on 4-3-59.

11-M.V. determination still pending in C.O.

13-Generator

14-Sale of Port of Tacoma pending Central Office Determination

15-See SUPD. 1 for Award and Sale Close dates.

GENERAL SERVICES ADMINISTRATION - PUBLIC BUILDINGS SERVICES
REAL PROPERTY DISPOSAL ACTIVITIES CONTROL

TYPE OF ACTION	DATE	NUMBER OF		ACQUISITION COST	FAIR VALUE OR APPRAISED FAIR MARKET VALUE	OTHER DATA	APPROVAL (Initials)
		COPIES	FILES				
1. START OF SCREENING						SCREENING PERIOD (No. of days)	
2. APPRAISAL REPORT	EXPECTED ACTUAL					COPIES EXPECTED DATE	
3. INSPECTION	EXPECTED ACTUAL					COPIES EXPECTED DATE	
4. SCREEN PLAN FORMULATION	EXPECTED ACTUAL					COPIES EXPECTED DATE	
5. UTTERANCE REQUEST	EXPECTED ACTUAL					DATE APPROVED	
7. TRANSFER APPLICATION	EXPECTED ACTUAL					AGENCY	
8. ACCEPTANCE OF QUANTITY & ACCOUNTABILITY	EXPECTED ACTUAL					AGENCY	
9. SURPLUS DE-TERMINATION	EXPECTED ACTUAL					REV. CODE DATE AGENCY BY <input type="checkbox"/> GSA <input type="checkbox"/> NA	
10. RECALL FROM SURPLUS							
11. SURPLUS PLAN FORMULATION	EXPECTED ACTUAL					REVISED EXPECTED DATE	
12. ADVICE TO BE	EXPECTED ACTUAL					REV. CODE DATE AGENCY BY <input type="checkbox"/> GSA <input type="checkbox"/> NA	

10 U.S. Naval Industrial Res. Shipyard, Tacoma, Wash. ☐ GSA ☐ NA N-Wash-595

13. DISCLOSURE	EXPECTED ACTUAL					REV. CODE DATE AGENCY BY <input type="checkbox"/> GSA <input type="checkbox"/> NA	
14. BOARD DECISION	EXPECTED ACTUAL	4-8-60				REV. CODE DATE AGENCY BY <input type="checkbox"/> GSA <input type="checkbox"/> NA	LB
15. SALE CLOSING	EXPECTED ACTUAL	6-8-60 12-29-59	182.71	112	\$20,494,839	REV. CODE DATE AGENCY BY <input type="checkbox"/> GSA <input type="checkbox"/> NA	LB
16. DISC BY OTHER PROV. OF LAB	EXPECTED ACTUAL					REV. CODE DATE AGENCY BY <input type="checkbox"/> GSA <input type="checkbox"/> NA	
17. AGREEMENT TO SUE						AGENCY	
18. COORDINATION BY GSA						AGENCY	
19. LEASE	DATE	NO. COPIES	LEASE NO.	FAIR AND COST	AGENCY	SEPR. DATE	

2-Sale closing Dec. 29 with effective date January 1, 1960 - FINAL ACTION

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STANDARD FORM 118b
DECEMBER 1953
PRESCRIBED BY GENERAL
SERVICES ADMINISTRATION
REGULATION 314-201.20

LAND

SCHEDULE B—SUPPLEMENT TO REPORT OF EXCESS REAL PROPERTY

LINE NO.	TRACT NO.	NAME OF FORMER OWNER OR LESSOR AND ADDRESS	TRACT ACQUIRED (Acres or Sq. Ft.)	EXCESS REAL PROPERTY			TYPE OF ACQUISITION	RESTRICTIONS ON USE OR TRANSFER OF GOVERNMENT INTEREST	
				ACRES OR SQUARE FEET	COST	ANNUAL RENTAL			
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	1. HOLDING AGENCY NO. 606	2. PAGE 1 OF 1 PAGES OF THIS SCHEDULE GSA CONTROL NO. (GSA 7000-007)
1	5	Sizer & Co.	5.666	5.606	\$ 1,000	—	Condemnation (Civil 385)	<input type="checkbox"/> LEASE <input type="checkbox"/> PERMIT <input type="checkbox"/> FEE	<input type="checkbox"/> LICENSE <input type="checkbox"/> EASEMENT <input type="checkbox"/> INFORMAL AGREEMENT
2	5	Peterson Mfg. Co.	17.677	17.677	875,000	—	Condemnation (Civil 385)		
3	7	Morton & E. Clapp	14.46	10.96	54,800	—	Condemnation (Civil 412)		
4	8	A. Barbare	6.14	6.14	147,500	—	Condemnation (Civil 483)		
5	10611	J. G. Dickinson, trustee	18.18	18.18	111,654	—	Condemnation (Civil 483)		
6	12A	Tacoma Harbor Lumber Co.	2.57	2.57	4,112	—	Condemnation (Civil 467)		
7	12B	Philadelphia Quartz Co.	2.40	2.40	2,000	—	Condemnation (Civil 467)		
8	12C	City of Tacoma	3.11	3.11	1,290	—	Condemnation (Civil 467)		
9	13A	Tacoma Harbor Lumber Co.	3.88	3.88	10,204	—	Condemnation (Civil 467)		
10	13B	City of Tacoma	1.33	1.33	568	—	Condemnation (Civil 467)		
11	13C	Port of Tacoma	2.87	2.87	1,000	—	Condemnation (Civil 467)		
12	15	Port of Tacoma	6.17	6.17	2,000	—	Condemnation (Civil 467)		
13	15	Kanasket Lumber Co.	9.82	9.82	4,750	—	Condemnation (Civil 467)		
14	9	Belya Clapp	6.80	1.97	5,752	—	Condemnation (Civil 511)		
15	—	Todd Shipyard Corp.	#74.238	#74.238	646,430	—	Purchase		
16	—	Todd Shipyard Corp.	10.07	10.07	170,000	—	Purchase		
17	—	* (See Page 6 of Attorney's Report which would reduce this figure to 73,977 acres)							
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32	—								
TOTAL			191.031	182.701	\$1 02				

Note: All land at Shipyard is subject to National Security Clause. See letter 4-20-59 from BUDOCKS.

STANDARD FORM 118b
DECEMBER 1953
PRESCRIBED BY GENERAL
SERVICES ADMINISTRATION
REGULATION 2-N-201.00

LAND

SCHEDULE B—SUPPLEMENT TO REPORT OF EXCESS REAL PROPERTY

LINE NO.	TRACT NO.	NAME OF FORMER OWNER OR LESSOR AND ADDRESS	TRACT ACQUIRED (Acres or sq. ft.)	EXCESS REAL PROPERTY			TYPE OF ACQUISITION	RESTRICTIONS ON USE OR TRANSFER OF GOVERNMENT INTEREST
				ACRES OR SQUARE FEET	COST	ANNUAL RENTAL		
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
1								All lands taken by condemnation were made subject to existing Public Utility Easements.
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TOTAL								

1. HOLDING AGENCY NO.
606

2. GOVERNMENT INTEREST
LEASE ☐ LICENSE ☐
PERMIT ☐ EASEMENT ☐
FEE ☐ INFORMAL ☐
AGREEMENT ☐

PAGE 2 OF 2 PAGES
OF THIS SCHEDULE

GSA CONTROL NO. 1054
(see end)

N-1000-595

Restrictions on Disposal
(See P. 8 of Attorney's Report)

DISPOSAL OF PART OF
THE U.S. NAVAL STATION
NAVAL INDUSTRIAL RESERVE SHIPYARD
DOD 442, TACOMA, PIERCE COUNTY, WASHINGTON

ATTORNEY'S REPORT ON TITLE

1. Area Declared Excess

The property being disposed of consists of approximately 182.701 acres, in a total area of 191.031 acres, owned in fee by the United States, known as the U. S. Naval Station, Naval Industrial Reserve Shipyards (DOD 442), Tacoma, Pierce County, Washington.

The shipyard, located in the northwest portion of the City of Tacoma, while presently being operated as a Naval Station, is deemed excess to the current requirements of the Navy, as of 1 October 1958.

2. Legal Description of the Excess Property

A metes and bounds description of the excess property, consisting of approximately 182.701 acres, is contained in Enclosure (1), which has been prepared by the Commandant, 13th Naval District, Seattle, Washington, and conforms to Y & D Drawing #568 045, Enclosure (2).

The area marked in "Red" on Y & D Drawing 568 045 and labeled Parcels "A", "B", "C", "D" and "E" contain the 182.701 acres excess to present requirements of the service. The area marked in "Blue" (located between Parcels "D" and "E") consist of approximately 8.33 acres, known as the "Naval and Marine Corps Reserve Training Center", which is being retained by the Navy. A metes and bounds description of the non-excess property is contained in paragraph 5 of this Report.

3. History of the Property

The United States acquired fee simple title to the hereinafter described property by Condemnation and Purchase between the years 1942 and 1948. Each of the acquisitions is set out below:

A. Parcels Acquired by Condemnation

- (a) United States v. 23.283 Acres of Land, more or less. . .
Peterman Manufacturing Co., et al, Civil 385, U. S.
District Court, Western District, Washington

Area Declared Excess: 23.283 acres

<u>Name of Former Owner</u>	<u>- Acres Acquired -</u>	<u>Parcel Number -</u>	<u>Cost</u>
Sizer & Company	5.606	5	1,000
Peterman Mfg. Co.	17.677	5	875,000

Condemnation proceedings were instituted at the behest of the Maritime Commission on 4 May 1942, which subsequently transferred this property to the Department of Navy, effective 30 September 1942. The only documentary evidence of this transfer is a statement contained on Page 2 of a Report from the Commandant, 13th Naval District, Seattle, Washington to the Chief of Civil Engineers, dated 7 July 1958, Encl.(5a). The Report incorrectly states that the acreage acquired by condemnation was 28.889 acres. This figure should read: 23.283 acres (See Page 5 of Enclosure (3)).

A metes and bounds description of 23.283 acres of land, which is denominated Parcel 5 on a Plat, enclosure (5), is found on Page 5 of Enclosure (3). The only available documents relating to title are Enclosures (3) - (5).

- (b) United States v. 14.46 Acres of Land in Pierce County, Washington, Evelyn Clapp et al, Civil 447, U. S. District Court, Western District of Washington.
Area Declared Excess: 10.96 acres

Area to be Retained: 3.50 acres

Name of Former Owner	- Acres Acquired	- Parcel No.	- Cost
Norton & Evelyn Clapp	14.46	7	72,300.00

Of this total cost, \$54,800 is allocated to the land declared excess.

Parcel 7
A Petition in Condemnation of a leasehold interest in 14.46 acres of land, more or less, denominated Parcel 7 on a Plat, Enclosure (15), was filed 28 September 1942, but was later amended to acquire a complete fee interest subject to existing public utility easements. (See Enclosures (9)-(13)). A metes and bounds description of the condemned property is given on pages one and two of Enclosure (14a). The Opinion of the Attorney General as to the successful culmination of all proceedings is listed as Enclosure (22). Documents relating to title are Enclosures (6)-(22).

*CLAPP & CO. S
HAVE RIGHTS IN
A BUOY & OVER
LAP JOINTLY*
EXCLUDED from the acquisition was "any right which H. D. Maxwell and Josephine Maxwell . . . have to establish a mooring buoy and overlap with ship or ships on Parcel 7 as defined in deed recorded under Auditor's Fee #1310277 records of Pierce County, Washington . . .". See Page 2 of Enclosure (23). The United States was assigned such rights as Norton and Evelyn Clapp, former owners of Parcel 7, had in the adjoining lands owned by H. D. and Josephine Maxwell.

In addition, the Final Certificate of Title #30220-7 refers to "an easement to Commercial Waterway District #1 for such slopes as may be required in excavating the Hylebos Waterway and for maintaining same

and the bulkhead thereof". See Schedule B to Enclosure (18). This easement is not specifically mentioned in the Final Judgment of the Court, but may be encompassed by the phrase: "Subject, however, to existing public utility easements." See Enclosures (13), (14a), (16) and (22).

EXCLUDED from the Report of Excess is approximately 3.50 acres of land, which makes up a portion of the Reserve Training Center being retained for Naval use, and to which reference is made in Paragraph 5 of this Report.

- (c) United States v. 47.83 acres of lands, more or less, in Pierce County, Washington, J. G. Dickinson et al, Civil 483, U. S. District Court, Western District of Washington.

Area Declared Excess: 30.03 acres

Name of Former Owner	- Acres Acquired	- Parcel No.	- Cost
George Barbare	6.14	8	47,500
J.G. Dickinson, Trustee			
Cascade Tbr Co.	18.18)	10)	111,654
Cascade Tbr Co.	5.71)	11)	
	30.03		

A Petition For Condemnation of a fee simple interest in approximately 47.83 acres of land, a metes and bounds description of which is set out on Pages 3-5 of Enclosure (25), was filed on 8 February 1943. Subsequent to this filing, two of the original five parcels were withdrawn from the proceedings in condemnation, leaving approximately 30.03 acres for condemnation. A metes and bounds description of the new area designated Parcels 8, 10 and 11 is given on Pages 4-6 of Enclosure (29); and is located on a Plat, Enclosure (15). See Enclosures (27) and (36) which discuss the withdrawal of Tract 1 and Parcel 8A from the Proceedings in Condemnation. The Report of the Attorney General confirming the vesting of title in the United States subject to existing public utility easements is Enclosure (30). All Documents relating to Title and the Satisfaction of Money Judgments are contained within Enclosures (24)-(40e).

Schedule B of the Certificate of Title #30220-8 (see Enclosure (35b)) refers to "an easement granted to Puget Sound Power and Light Company to construct, erect, operate and maintain an electric transmission and distribution line over and across said premises by instrument recorded December 5, 1928 under Auditor's Fee #927959, records of Pierce County, Washington." No mention of this easement is made in the Judgments of the Court. In addition, Schedule B of Enclosure (40c) makes reference to an "easement granted to Air Reduction Sales Company, a corporation, its successors and assigns to construct, operate and maintain an eight-inch pipe line on and across a strip of land being the northwesterly ten (10) feet of Block 14, by instrument recorded 1 May 1942, under Auditor's Fee #1299034, records of Pierce County, Washington." Said

ARMY
PARCEL 2
PUT WHERE?
CLEAR
THIS UP.

- (e) United States v. 16 acres of land in Pierce County, Washington, Annie Jones, et al, Civil 494, U. S. District Court, Western District of Washington.

Area Declared Excess: 15.99

Name of Former Owner	- Acres Acquired	- Parcel No.	- Cost
Port of Tacoma	6.17	15	\$2,000 ✓
Kanasket Lumber Co.	9.82	15	4,750 ✓

A Petition For Condemnation, of a fee simple interest in 16 acres of land, more or less, a metes and bounds description of which is contained in Enclosure (87); which corresponds to Parcel 15 on a Plat, Enclosure (15), was filed on 5 March 1943. Vesting of Title in the United States subject to existing public utility easements was confirmed by the Attorney General on 21 September 1943. See Enclosure (92).

All documents relating to the vesting of Title and satisfaction of Deficiency Judgments are Enclosures (86)-(106).

- (f) United States v. 6.80 Acres of Land in Pierce County, Washington, Evelyn Clapp et al, Civil 571, U. S. District Court, Western District of Washington.

Acreage Declared Excess: 1.97

Area to be Retained: 4.83

Name of Former Owner	- Acres Acquired	- Parcel No.	- Cost
Evelyn Clapp	6.80	9	\$19,845.00

Of this total, \$5,752 is allocated to the excess.

Fee Simple Title, subject to existing public utility easements, to 6.80 acres of land, more or less, a description of which is found on Page 1 of Enclosure (108), vested in the United States on 15 September 1943. The area is designated Parcel 9 on a Plat, Enclosure (15). The Opinion of the Attorney General confirming the vesting of title, and supporting documents related thereto, are Enclosures 107-121.

EXCLUDED from the Report of Excess are 4.83 acres of land, more or less, which comprise part of the Naval and Marine Corps Reserve Training Center, being retained for Naval use, and to which reference is made in Paragraph 5 of this Report.

B. Parcels Acquired by Purchase

In order to provide an expanded site for Reserve Fleet berthing facilities, a plan was developed whereby title to property owned

by the Todd Shipyards Corporation, located at Tacoma, Washington, would be transferred to the Navy, in exchange for Naval owned facilities located in Seattle, Washington. This plan is outlined in Enclosures (122) and (123).

By Warranty Deed dated 12 March 1948, as corrected 8 September 1948, title to the Todd-owned properties, whose metes and bounds are set out in Enclosure (125) and marked on a Plat, Enclosure (131), consisting of approximately 74.238 acres of land, was conveyed to the United States in fee simple. Of the total cost amounting to \$1,032,701, approximately \$646,430 is attributed to the land declared excess. The Attorney General confirmed the vesting of title in the United States, subject to certain easements in favor of the City of Tacoma and the Hooker Electro-Chemical Company. See Enclosure (124). All documents relating to the passing of title are listed as Enclosures (124)-(130).

Another 10.07 acres, owned by the Todd Shipyards Corporation were acquired by deed dated 29 May 1945 at a cost of \$170,000. There are no Documents of Title available for this acquisition.

Reference is herein made to Enclosure (131a) which is a 1951 plat of land acquisitions. It will be noted that in deeding the 74.238 acres to the U.S. Navy an overlap of 0.261 acres in deed description exists. Apparently, title to this portion of an acre vested in the United States when it acquired, by condemnation, title to the 10.07 acre tract, on 30 September 1942.

4. Outstanding Rights and/or Restrictions

The following are rights possessed by the United States in lands adjacent to the property up for disposal:

(1) A perpetual easement from the City of Tacoma, dated 12 July 1949, authorizing the Government to construct, maintain, and repair an underground electrical conduit across Alexander Avenue. This easement is described, with particularity, on Enclosure (132).

(2) A Revocable Permit, dated 20 September 1948, issued by the Chief of Engineers, Department of the Army, authorizing a 15-foot pier encroachment into the Wapato Waterway. See Enclosure (133), with map attached.

(3) Agreement NOy(R)-43283, dated 13 February 1948, from the Hooker Electrochemical Company authorizing the Government to maintain, operate, repair, and remove certain electrical distribution accessories and that portion of the cafeteria building encroaching upon the Hooker Company's property; also a sewer line with necessary manholes and grease trap across a strip of land 15' in width, paralleling the northwesterly line

ON
BLUE
PRINT
(ENCL. 15)

ON
BLACK +
WHITE
ENCL. # 13
ALSO
EXHIBIT A
ENCL. 134

of the Hooker Company property for a distance of not more than 450' from the northwesterly corner of said property; and also that the Government may use in common with the Hooker Company the latter's spur track and switches, for connection with two railroad sidings owned by the Government. See Enclosure (134), and Paragraph VIII of Agreement.

- *See ENCL 131* → (4) In Civil 385, in addition to acquisition of fee simple title to 23.283 acres, the United States also acquired: "... an easement for the right-of-way for road purposes over (certain) real property, whose metes and bounds are found on Page 5 of Enclosure (3).

- NOT APPLICABLE* (5) Lease between Foss Launch & Tug Company and The United States, covering Parcel 8-A, consisting of approximately 1.04 acres, which was excluded from Civil 483, whose metes and bounds are given on Enclosure (134a), which conforms to Parcel 8-A on Plat, Enclosure (15). (*add 6 Feb 43*)

The following are restrictions upon the Navy owned property:

- (1) All lands taken by condemnation were made subject to existing public utility easements.

- MARKED ON ENCL (15) BLUE PRINT.* (2) Easement NOy(R)-49406 dated 24 April 1956 to the Tacoma Harbor Lumber Company, granting a permanent non-exclusive easement for construction, reconstruction, maintenance and repair and use as a roadway and railway spur track across and over the northerly portion of Parcel B, which is more particularly described in Enclosure (135) with plat.

- (3) Excluded from the Declaration of Taking, in Civil 447, was "any right which H. D. and Josephine Maxwell have to establish a mooring buoy and overlap with ship or ships on Parcel 7, as defined in deed recorded under Auditor's Fee #1310277, records of Pierce County, Washington." See Paragraph 3A(b) of This Report. See also Paragraph 3A(b) referring to an easement in favor of Commercial Waterway District Number 1, which is mentioned in Certificate of Title (Schedule B of Enclosure (18)) but which is not specifically referred to in the Judgment of the Court.

- LOCATION 2.* (4) In Civil 483, the Certificate of Title refers to "an easement granted to Puget Sound Power & Light Company" of which no mention is made in the Court proceedings. See Paragraph 3A(c) of This Report.

ON BLUE PRINT ENCL. 16. MUST BE SIGNED. In addition, the Final Judgment of the Court re Parcels 10 and 11 (See Page 1 of Enclosure (40a)) and Schedule B of Enclosure (40c) refer to an "easement granted to the Air Reduction Sales Company, a corporation, its successors, and assigns to construct, operate and maintain an eight inch pipe line on and across a

strip of land being the northwesterly ten (10) feet of Block 14, by instrument recorded 1 May 1942, under Auditor's Fee #1299034, records of Pierce County, Washington." See Paragraph 3A(c) of This Report.

ON BLUE
PRINT ENCL
(15) LAPS 80.

(5) In Civil 467, the United States was granted an easement to use certain footage that was excluded from the taking, as a parking lot, for the duration of the war and six months thereafter. See 3A(d) of This Report.

ON B.W.
ENCL 131
AUDITOR'S FEE
1716185
RECORDED
MAY 6, '37

(6) The conveyance of the Todd Shipyards Corporation was made subject to an easement for right-of-way for road purposes over the northeasterly 50 feet of Alexander Avenue in the Hooker Electrochemical Company; [and also an easement granting the City of Tacoma the right to construct, maintain, and operate a double track passenger and freight railway; also ~~track~~ and other water mains and electrical transmissions and distribution lines over and across Alexander Avenue.] See Paragraph 3B of This Report and Enclosure (124).

ENCL
126
TRUNK

5. Area to be Retained

The Navy will retain approximately 8.33 acres of land, comprising the Naval and Marine Corps Reserve Training Center, a metes and bounds description of which is given below, which conforms to the area marked in "Blue" on Y & D Drawing 568 045, listed as Enclosure (2).

"A parcel of land situate in the City of Tacoma, County of Pierce, State of Washington, more particularly described as follows:

"Beginning at a point which is the most southerly corner of Block 6A of the State Land Commissioner's Replat of Blocks 13 to 48 inclusive, of Tacoma Tidelands (formerly in King County), filed under date of December 23, 1918, commonly and generally referred to as the "Ashton Replat", said point being on the northwesterly boundary line of the highway designated on the records of Pierce County as "South Eleventh Street"; thence South 42° 44' 24" West a distance of 727.803 feet to the true point of beginning of this description; thence South 42° 44' 24" West a distance of 242.2 feet; thence on a curve having a radius of 280 feet for a distance of 288.50 feet; thence North 47° 15' 36" West on the northeasterly line of Alexander Avenue a distance of 370.22 feet; thence North 42° 44' 24" East along the southeasterly side of Building No. 50 a distance of 920 feet more or less to the southeast corner of Building No. 50; thence North 17° 44' 24" East a distance of 77 feet; thence North 47° 15' 36" West a distance of 230 feet; thence North 69° 23' West a distance of 250 feet, more or less, to the north line of property owned by the United States of America; thence North 42° 44' 24" East a distance of 140 feet, more or less,

to the northerly corner of the Commissioning Pier; thence South 69° 23' East along the edge of the Commissioning Pier a distance of 590.4 feet, more or less, to the easterly corner; thence South 42° 44' 24" West a distance of 780.55 feet, more or less; thence South 47° 15' 36" East a distance of 456.0 feet, more or less, to the point of beginning, containing 8.33 acres more or less."

6. Restrictions Upon Disposal

By letter, dated 20 March 1958, which is Enclosure (136), the Bureau of Ships advised the Bureau of Yards and Docks that the subject shipyard was excess to its current requirements, but not excess to its mobilization requirements. It has therefore made the ultimate sale of the property subject to the following conditions:

- a. The shipyard be sold as a unit to a purchaser engaged in shipbuilding and ship repair or related work; otherwise the purchaser should be acceptable to the Bureau of Ships.
- b. The sale should be made subject to a National Security Clause ~~(a copy of which is Enclosure (136))~~ for twenty years on all items; otherwise the clause should be acceptable to the Bureau of Ships.
- c. If the sale is not accomplished within one year from the date declared to the GSA, the shipyard should be returned to the Bureau of Ships for leasing as a unit to a company engaged in shipbuilding and ship repair or related work.

The preceding conditions were approved by the proper authorities. See first, second and third endorsements to Enclosure (136).

W. H. Decker
Assistant Counsel

- Enclosures: + (1) Perimeter descriptions of the U. S. Naval Station (Parcels A, B, C, D, and E)
 ✓ (2) Yards and Docks Drawing 568045, U. S. Naval Station, Tacoma, Washington, General Development Plan

United States v. 23.283 acres of land, (U. S. Dist. Ct. for the Western District of Washington), Civil 385

- ✓ (3) Judgment of the Court in Civil 385, U. S. District Court, W. D. Washington
 ✓ (4) Judgment of the Court in Civil 385, U. S. District Court, W. D. Washington
 ✓ (5) Plat, Peterman Manufacturing Co., Tacoma, Washington, File No. 650 dtd. 21 April 1941

United States v. 14.46 acres of land, (U. S. Dist. Ct. for the Western District of Washington), Civil 447

- ✓ (6) Ltr ND13/N1-13, dtd 23 Sept 1942 from Acting SecNav to Attorney General w/Exhibit "A"
 ✓ (7) Justice ltr R/L-HA 33-49-405-1 dtd 7 Oct 1942 to BuDocks
 ✓ (8) Petition in condemnation in Civil No. 447, U. S. District Court, W. D. Washington
 ✓ (9) Acting SecNav ltr ND13/N1-13, F-5-3/RAG:lm C49-72-Ta-1 C49-72-Ta-3 of 14 June 1943 to Atty. Gen.
 ✓ (10) Motion to amend petition for condemnation in Civil No. 447
 ✓ (11) Affidavit of Special Attorney attesting to request of Navy, 18 June 1943
 ✓ (12) Order to amend in Civil No. 447
 ✓ (13) Amended petition in condemnation in Civil No. 447
 ✓ (14) Acting SecNav ltr ND13/N1-13 F-5-3/RAG:lm C49-72-Ta-1 of 26 July 1943 to Atty. Gen.
 ✓ (14a) Declaration of Taking in Civil No. 447
 + (15) Plat of Parcels 7 through 15, prepared for U. S. Navy, Seattle and Tacoma Shipyard Site, June 1943
 ✓ (16) Judgment on the Declaration of Taking in Civil No. 447
 ✓ (16a) Justice ltr R/L-HA 33-49-405-1 of 22 Sept 1943 to BuDocks
 ✓ (17) Commonwealth Title Ins. Co. Preliminary Certificate of Title No. 30220-7 as of 7 June 1943 with Schedules A and B
 ✓ (18) Commonwealth Title Ins. Co. Supplemental Report 30220-7 dtd 14 February 1944
 ✓ (18a) Commonwealth Title Ins. Co. Certificate of Title No. 30220-7 as of 21 September 1943 w/Schedules A and B
 ✓ (19) Order in Civil No. 447
 ✓ (20) Final Judgment in Civil No. 447
 ✓ (21) Judgment and Order to pay funds in Civil No. 447
 ✓ (22) Attorney General ltr of 14 August 1944 to SecNav
 ✓ (23) Stipulation for exclusion of overlapping easement in Civil 447

United States v. 47.83 acres of land (U. S. Dist. Ct. for the Western District of Washington), Civil 483

- ✓(24) Acting SecNav ltr ND13/N1-13 F-5-3/RAG:lm C49-72-Ta of 5 Feb 1943 to Attorney General
- ✓(24a) Justice ltr RJL-HA 33-49-405-3 of 25 Feb 1943 to BuDocks
- ✓(25) Petition in condemnation in Civil No. 483, U. S. District Court, W. D. Washington
- ✓(26) Order of Possession in Civil No. 483
- ✓(27) Acting SecNav ltr ND13/N1-13 F-5-3/RAG:lm C49-72-Ta of 5 March 1943 to Attorney General
- ✓(27a) Declaration of Taking in Civil No. 483 with Schedule A
- ✓(28) Acting SecNav ltr ND13/N1-13 F-5-3/RAG:lm C49-72-Ta of 26 July 1943 to Attorney General
- ✓(29) Judgment on the Declaration of Taking in Civil No. 483
- ✓(30) Justice ltr RJL-HA 33-49-405-3 of 13 Sep 1943 to BuDocks
- X ✓(31) Flat proposed for U. S. Navy Seattle & Tacoma Shipyard Site, June 1943
- ✓(32) Judgment and order to pay funds on Parcel No. 8 in Civil 483
- ✓(33) Judgment and order to pay funds for a deficiency judgment on Parcel No. 8 in Civil No. 483
- ✓(34) Atty. Gen. ltr of 23 Mar 1944 to SecNav
- ✓(35) Final Judgment and order directing Clerk to pay Deficiency Judgment for Parcel No. 8 in Civil 483
- ✓(35a) Commonwealth Title Ins. Co., Supplemental Report to Certificate of Title No. 30220-8 dtd 21 Jan 1944
- ✓(35b) Commonwealth Title Ins. Co., No. 30220-8, as of 18 Sep 1943 with Schedules A and B
- ✓(36) Justice ltr RJL-HA 33-49-405-3 of 23 Dec 1943 to BuDocks
- ✓(37) Acting SecNav ltr ND13/N1-13 F-5-3/RAG:ms C49-72-Ta of 28 December 1943 to Attorney General
- ✓(38) Justice ltr RJL-HA 33-49-405-3 of 1 Feb 1944 to BuDocks
- ✓(39) Order to amend Declaration of Taking as to Parcel 10 in Civil No. 483
- ✓(40) Attorney General ltr of 31 Jan 1945 to SecNav
- ✓(40a) Commonwealth Title Ins. Co. Preliminary Cert. of Title No. 30220-10 with Schedules A and B and Preliminary Cert. of Title No. 30220-11 w/Schedules A and B, both dtd 9 June 1943
- ✓(40b) Commonwealth Title Ins. Co. Supplemental Report to Cert. of Title 30220-10 and 11 as of 8 Nov 1943
- ✓(40c) Commonwealth Title Ins. Co. corrected Supplemental Report to Cert. of Title 30220-10 Final Cert. of Title No. 30220-10 and 11, dtd 9 November 1943
- ✓(40d) Judgment and order to pay funds and granting a deficiency judgment on Parcels 10 and 11 in Civil No. 483
- ✓(40e) Final Judgment as to Parcels 10 and 11 in Civil No. 483

United States v. 16.2 Acres of Land, (U. S. District Ct. Western District of Washington), Civil No. 467

- (41) Acting SecNav ltr ND13/N1-13 49-28-1 F-5-3/JEC:lm of 3 Dec 1942 to Atty. Gen. w/enclosures
- (42) Justice ltr RJL-HA 33-49-405-2 of 21 Jan 1943 to BuDocks
- (43) Petition for condemnation in Civil No. 467, U. S. District Court, W. D. Washington
- ✓ (44) Order of Possession in Civil No. 467
- (44a) Notice and Summons in Civil No. 467
- (45) Acting SecNav ltr ND13/N1-13 F-5-3/RAG:lm 49-72-Ta-1 49-72-Ta-3 of 14 June 1943 to Attorney General
- (46) Assistant Attorney General ltr RJL-HA 33-49-405-2 of 1 July 1943 to BuDocks
- (47) Amended Petition for Condemnation in Civil No. 467
- (48) Acting SecNav ltr ND13/N1-13 49-72-Ta-3 of 26 Jul 1943 to Attorney General
- (49) Declaration of Taking in Civil 467 w/Schedule "A"
- (50) Justice ltr RJL-HA 33-49-405-2 of 13 Sep 1943 to BuDocks
- (51) Judgment on the Declaration of Taking in Civil No. 467
- (52) Attorney General ltr of 25 March 1944 to SecNav
- (53) Justice ltr RJL-HA 33-49-405-2 of 3 Feb 1944 to BuDocks
- (54) Commonwealth Title Ins. Co. Preliminary Cert. of Title No. 30220-13c dtd 10 July 1943 w/ Schedules A and B
- (55) Commonwealth Title Ins. Co. Supplemental Report dtd 3 Jan 1944 w/Schedules A and B
- ✓ (56) Judgment and order to pay funds and granting a deficiency judgment on Parcel No. 13c in Civil No. 467
- (57) Final Judgment and order directing Clerk to pay Deficiency Judgment for Parcel 13c in Civil 467
- (58) Atty. Gen. ltr of 29 Apr 1944 to SecNav
- (59) Commonwealth Title Ins. Co. Preliminary Cert. of Title No. 30220-13b as of 10 July 1943 w/Schedules A and B
- (60) Commonwealth Title Ins. Co. Supplemental Report dtd 16 Mar 1944
- (61) Judgment awarding compensation and directing Court to pay funds on deposit for Parcel 13b in Civil No. 467
- (62) Commonwealth Title Ins. Co. Cert. of Title No. 30220-13b as of 3 Sep 1943 w/Schedules A and B
- (63) BuDocks ltr ND13/N1-13 49-72-Ta-3 of 18 Feb 1944 to Atty.Gen.
- (64) Commonwealth Title Ins. Co. Preliminary Cert. of Title No. 30220-12c as of 9 July 1943 w/Schedules A and B
- (65) Commonwealth Title Ins. Co. Supplemental Report dtd 16 Mar 1944
- (66) Judgment awarding compensation and directing Clerk to pay funds on deposit for Parcel 12c
- (67) Commonwealth Title Ins. Co. Cert. of Title No. 30220-12c as of 3 Sep 1943 w/Schedules A and B
- (68) Attorney General ltr of 14 Feb 1945 to SecNav
- (69) Commonwealth Title Ins. Co. Preliminary Cert. of Title No. 30220-12B as of 9 July 1943 w/Schedules A and B

- (70) Commonwealth Title Ins. Co. Supplemental Report No. 30220-12B dtd 14 Nov 1944
- (71) Commonwealth Title Ins. Co. Cert. of Title No. 30220-12B1 as of 9 July 1943, w/Schedules A and B
- (71a) Commonwealth Title Ins. Co. Supplemental Report No. 30220-12B-1 dtd 14 Nov 1944
- (72) Judgment and Order to pay funds and for a deficiency judgment for Parcel 12-B in Civil 467
- (73) Order directing Clerk to pay Deficiency Judgment for Parcel 12-B in Civil 467
- (74) Commonwealth Title Ins. Co. Final Cert. of Title No. 30220-12b as of 3 Sept 1943 w/Schedules A and B
- (75) Commonwealth Title Ins. Co. Final Cert. of Title No. 30220-12b1 as of 3 Sept 1943 w/Schedules A and B
- (76) Attorney General ltr of 21 June 1945 to SecNav
- (77) Justice ltr RJL-RHM 33-49-405-2 of 30 Apr 1945 to BuDocks
- (78) BuDocks ltr ND13/N1-13 Ch9-72-Ta-3 F-5-3/RAG:bjw of 28 May 1945 to Lands Division
- (79)-(80) Receipts of Check No. 733,888
- ✓(81) Commonwealth Title Ins. Co. Prelim. Cert. of Title No. 30220-12a as of 9 July 1943 w/schedules A and B
- (82) Commonwealth Title Ins. Co. Prelim. Cert. of Title No. 30220-13a as of 10 July 1943 w/schedules A and B
- (83) Judgment on the verdict directing clerk to pay funds for Parcels 12a and 13a in Civil No. 467
- (84) Justice ltr RJL-RHM 33-49-405-2 dtd 23 Apr 1945 to BuDocks
- (85) Final Judgment and order as to Parcels 12a and 13a in Civil 467

UNITED STATES v. 16 Acres of Land (U. S. Dist. Ct. for the Western District of Washington), Civil No. 494

- (86) Acting SecNav ltr ND13/N1-13 F-5-3/RAC:lm Ch9-72-Ta-4 dtd 26 July 1943 to Attorney General
- (87) Declaration of Taking in Civil No. 494 w/schedule A in U. S. District Court, W. D. Washington
- (88) Atty. Gen. ltr RJL-HA 33-49-405-4, 23 Mar 1943 to BuDocks
- (89) Petition in Condemnation in Civil No. 494
- (90) Order of possession in Civil No. 494
- + (91) Plat, prepared for U. S. Navy, Seattle & Tacoma Shipyard Site, June 1943
- ✓(92) Justice ltr RJL-HA 33-49-405-4 of 21 Sep 1943 to BuDocks
- ✓(93) Judgment on Declaration of Taking in Civil 494
- ✓(94) Clerk's Receipt for Check 276991 dtd 31 Aug 1943
- ✓(95) Atty. Gen. ltr of 21 Feb 1944 to SecNav
- ✓(96) Clerk's Receipt in sum of \$458.00, dtd 23 Dec. 1943
- (97) Commonwealth Title Ins. Co. Preliminary Cert. of Title No. 30220-15a as of 10 July 1943 w/schedules A and B
- ✓(98) Commonwealth Title Ins. Co. Supplemental Report 30220-15A as of 28 Dec. 1943

- (99) Judgment and order to pay funds on Parcel 15a in Civil No. 494
- (100) Commonwealth Title Ins. Co. Cert. of Title No. 30220-15a w/schedules A and B as of 3 Sep 1943
- ✓(101) Atty. Gen. ltr of 11 Aug 1944 to SecNav
- ✓(102) Clerk's receipt in the amount of \$2,250.00 as to Parcel 15b, dtd 21 Feb 1944
- ✓(103) Commonwealth Title Ins. Co. Preliminary Cert. of Title No. 30220-15b w/schedules A and B as of 10 July 1943
- ✓(103a) Commonwealth Title Ins. Co. Certificate of Title 30220-15b as of 18 Sep 1943
- ✓(104) Commonwealth Title Ins. Co. Supplemental Report as of 3 Feb 1944
- ✓(105) Judgment and order to pay funds in Parcel 15b in Civil No. 494
- ✓(106) Final Judgment and order as to Parcel 15b in Civil No. 494

United States v. 6.80 Acres of Land (U. S. District Ct. for the Western District of Washington), Civil No. 571

- (107) Acting SecNav ltr ND13/N1-13 F-5-3/RAG:lm Ch9-72-Ta-2 of 6 Sep 1943 to Attorney General
- (108) Declaration of Taking in Civil No. 571 U. S. District Court, W. D. Washington
- (109) BuDocks ltr ND13/N1-13 F-5-7/RFM/acl Ch9-72-Ta-2 of 9 Oct 1943 to GNO
- ✓(110) Justice ltr RJL-HA 33-49-518 of 22 Sep 1943 to BuDocks
- ✓(111) Justice's receipt for Check No. 308272, dtd 10 Sep 1943
- ✓(112) Petition in Condemnation in Civil No. 571, U. S. District Court, W. D. Washington
- ✓(113) Clerk's receipt Check 308272, dtd 15 Sep 1943
- ✓(114) Judgment on Declaration of Taking in Civil No. 571
- + ✓(115) Plat, prepared for U. S. Navy, Seattle & Tacoma Shipyard Site, June 1943
- ✓(116) Atty. Gen. ltr of 6 Mar 1944 to SecNav
- ✓(117) Commonwealth Title Ins. Co. Preliminary Cert. of Title No. 30220-9 as of 8 June 1943 w/schedules A and B
- ✓(118) Commonwealth Title Ins. Co. Supplemental Report 30220-9, dtd 28 Dec 1943
- ✓(119) Commonwealth Title Ins. Co. Corrected Certificate of Title No. 30220-9 as of 18 Sep 1943 w/schedules A and B
- ✓(120) Order to pay funds in Civil No. 571
- ✓(121) Final Judgment in Civil No. 571

Parcels Acquired by Purchase

- ✓(122) BuShips ltr Section 761-A GM/Todd Shipyards (761-A) of 30 Dec 1946 to Atty. Gen.
- ✓(123) OGC Navy ltr OGC/JTK:hb of 26 June 1947 to Atty. Gen.
- ✓(124) Atty. Gen. ltr of 14 Apr 1948 to SecNav
- ✓(125) Correction Warranty Deed dtd 8 Sep 1948 from Todd Shipyards to U. S.

- (126) Tacoma Title Co. amended Certificate of Title No. F-34410 as of 16 Sep 1948 w/schedules A and B
- (127) Warranty Deed dtd 12 March 1948, Seattle-Tacoma Exchange covering Real Estate transferred from Todd to the United States
- (128) Tacoma Title Co. Certificate of Title No. as of 16 Mar 1948 w/schedules A and B
- (129) Certificate of Inspection on 15 Mar 1948 by George Fritschman
- (130) Tacoma Title Co. Certificate (No. 110918)
- (131) Plat showing Block No. 1, Block No. 12, Block No. 13
- (131a) Plat, U. S. Naval Station, Tacoma, Pierce County, Washington, showing land acquisitions, 17 May 1951
- (132) City of Tacoma Easement Deed dtd 12 July 1949 to U. S. A.
- (133) War Department Permit dtd 20 Sep 1948 to Commandant 1ND
- (134) Lease NOy(R)-43283 between Hooker Electrochemical Co. and U. S. Navy dtd 13 Feb 1948 w/plat attached
- (134a) Lease NOy(R)-34111 between Foss, Launch and Tug Co. and U. S. A. dtd 8 Feb 1943
- (135) Grant of Easement NOy(R)-49406 between Tacoma Harbor Lumber Co. and U. S. A. dtd 24 Apr 1956 w/plat attached
- (136) BuShips ltr QM/3(762) Ser 762-222 of 20 Mar 1958 to BuDocks w/first, second and third endorsement thereto; and with encl. National Security Clause and Plat

**GENERAL SERVICES ADMINISTRATION
REAL PROPERTY TRANSACTION ADVICE
(Realty and Personality)**

ADVICE

Nº 211226

1. <input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> AMDT. NO.		2. PREVIOUS ADVICE NUMBERS			
A. ORIGINAL		B. AMENDMENT NO. 1	C. AMENDMENT NO. 2	D. AMENDMENT NO. 3	
3. DATE RECORDED	4. REGION (10) Seattle, Wn.	5. DATE PREPARED 5-4-59	6. HOLDING AGENCY NO. 606	7. GSA CONTROL NO. N-Wash-595 17-46-595	
8. CLASSIFICATION					

A. IDENTIFICATION

1. FACILITY NAME AND LOCATION
U.S. Naval Industrial Reserve Shipyard, Tacoma, Wn. (DoD No. 442)
2. PROPERTY INCLUDED IN THIS TRANSACTION (NO. ACRES 182.71 NO. BLDGS. 113 SUBJECT TO NSC (Yes or No) Yes)

B. TYPE OF TRANSACTION

- | | |
|---|--|
| 1. <input type="checkbox"/> Sale | 7. <input type="checkbox"/> Abandoned, demolished or destroyed |
| 2. <input type="checkbox"/> Sale at _____ % public benefit allowance | 8. <input type="checkbox"/> Assigned for disposal to _____ |
| 3. <input type="checkbox"/> Disposal lease | 9. <input type="checkbox"/> Disposal reported by assignee |
| 4. <input type="checkbox"/> Nonreimbursable transfer to Federal agency
(under P. L. _____) | 10. <input type="checkbox"/> Other transactions (specify—i. e., leasehold
cancellation, casualty loss, scrap, etc.) |
| 5. <input type="checkbox"/> Transfer without compensation | |
| 6. <input type="checkbox"/> Donation | |
- For accounting use only. Prop-
to be posted to accounts as
available for disposal.**

C. DISPOSAL DATE	D. EFFECTIVE DATE 11-19-58
------------------	-------------------------------

E. NAME AND ADDRESS OF PURCHASER, LESSEE, TRANSFEREE, ETC.

F. VALUES

1. Reported cost (a) land	\$ 1,938,064.	4. Fair value	
(b) betterments	\$10,596,229.	5. Amount of discount	
2. Reported cost personality	\$ 7,993,412.	6. Net sale price	
3. Total reported cost	\$20,527,705.		

G. TERMS OF INSTALLMENT SALE

1. Down payment	\$	3. Number of periods	
2. Installment period		4. Amount per period	\$

H. TERMS OF LEASE

1. Expiration date		VARIABLE RENTAL PER PERIOD	
2. Renewal option date		6. Minimum	\$
3. Purchase option date		7. Estimated	\$
4. Period of rental		8. Formula	
5. Net amount of fixed rental due each period	\$		

I. OTHER TERMS

J. BASIC DOCUMENTS FOR OFFICE OF THE COMPTROLLER

- | | |
|--|--------------------------------|
| 1. ATTACHED HERETO
GSA Form 1432, Determination of Surplus previously furnished
GSA Form 1446, RPD Activities Control previously furnished | 2. DOCUMENTS TO BE TRANSMITTED |
|--|--------------------------------|

SIGNATURE V. L. BARNES	TITLE Realty Officer
----------------------------------	--------------------------------

ARL FORM 118
FEB 1953
PREPARED BY GENERAL
SERVICES ADMINISTRATION
EDITION 2-IV-201.00

REPORT OF EXCESS REAL PROPERTY

1. HOLDING AGENCY NO.
606
DATE RECEIVED (GSA use only)
10-1-58
2. DATE OF REPORT
25 SEP 1958
GSA CONTROL NO. (GSA use only)
71-Wash-595

3. TO (Furnish address of GSA regional office) General Services Administration Federal Office Building 909 First Avenue Seattle 4, Washington	4. FROM (Name and address of holding agency) Department of the Navy Washington 25, D. C. <i>Ch. Bureau of Yards Dept of Navy 13th Naval District Seattle 99, Washington</i>
5. NAME AND ADDRESS OF REPRESENTATIVE TO BE CONTACTED Assistant Chief for Real Estate Bureau of Yards and Docks Washington 25, D. C.	6. NAME AND ADDRESS OF CUSTODIAN District Public Works Officer Thirteenth Naval District Seattle 99, Washington
7. PROPERTY IDENTIFICATION U. S. Naval Industrial Reserve Shipyard, DOD No. 442	8. PROPERTY ADDRESS (Give full location) Tacoma, Washington

9. SPACE DATA						10. LAND	
USE	NUMBER OF BUILDINGS (1)	FLOOR AREA (Sq. Ft.) (2)	NUMBER OF FLOORS (3)	FLOOR LOAD CAPACITY (4)	CLEAR HEADROOM (5)	(From SF 118b)	ACRE OR SQUARE FEET
A. OFFICE	14	71,955	17			A. FEE	182.7
B. STORAGE	20	894,769	23			B. LEASED	
C. OTHER (See 9 F)	79	843,186	96			C. OTHER	0.01
D. TOTAL (From SF 118a)	113	1,809,910				D. TOTAL	182.71
E. GOV'T INTEREST: (1) OWNER (2) TENANT						F. SPECIFY "OTHER" USE ENTERED IN C ABOVE See Standard Form 118a (attached)	

11. COST TO GOVERNMENT				12. LEASEHOLD(S) DATA (Use separate sheet if necessary)			
ITEM	SCHEDULE	COST		A. TOTAL ANNUAL RENTAL	\$		
A. BUILDINGS, STRUCTURES, UTILITIES, AND MISCELLANEOUS FACILITIES (11-352-434)	A (Col. d)	1,105,462.29		B. ANNUAL RENT PER SQ. FT. OR ACRE	\$		
B. LAND (118-B)	B (Col. f)	1,938,064		C. DATE LEASE EXPIRES			
C. RELATED PERSONAL PROPERTY (ESTIM.)	C (Col. h)	7,993,412		D. NOTICE REQUIRED FOR RENEWAL			
D. TOTAL (Sum of 11A, 11B, and 11C)		20,527,705		E. TERMINAL DATE OF RENEWAL RIGHTS			
E. ANNUAL PROTECTION AND MAINTENANCE COST (Government-owned or leased)				F. ANNUAL RENEWAL RENT PER SQ. FT. OR ACRE	\$		
				G. TERMINATION RIGHTS (in days)			
				LESSOR	GOVERNMENT		

13. DISPOSITION OF PROCEEDS	14. TYPE OF CONSTRUCTION See Standard Forms 118a (attached)
15. HOLDING AGENCY USE Reserve Shipyard	16. RANGE OF POSSIBLE USES

17. NAMES AND ADDRESSES OF INTERESTED FEDERAL AGENCIES AND OTHER INTERESTED PARTIES

Industrial Development District
Port of Tacoma
P.O. Box 1612, Tacoma 1, Washington

18. REMARKS

This property has been screened against the known defense needs of the Department of Defense and the requirements of Section 2662 of Title 10, United States Code have been met.

19. REPORT AUTHORIZED BY

NAME M. E. SCANLAN
CDR, CEC, USN
TITLE Director, Management & Disposal Division
By Direction of Chief of Bureau

SIGNATURE
M. E. Scanlan
M. E. SCANLAN

STANDARD FORM 118a
DEPARTMENT OF THE ARMY
GENERAL INVESTIGATIVE
SERVICES ADMINISTRATION
REGULATION 2-4-20-20

BUILDINGS, STRUCTURES, UTILITIES, AND MISCELLANEOUS FACILITIES

SCHEDULE A—SUPPLEMENT TO REPORT OF EXCESS REAL PROPERTY

1. HOLDING AGENCY NO.

606

2. ANNUAL RENTAL

PAGE 1 OF 14 PAGES
OF THIS SCHEDULE
GSA CONTROL NO. 485-100
91-214-595

LINE NO.	HOLDING AGENCY NO.	DESCRIPTION	COST	OUTSIDE DIMENSIONS	FLOOR AREA (Sq. Ft.)	NO. OF FLOORS	CLEAR HEAD ROOM (ft.)	FLOOR LOAD RANGE (psf)	RESTRICTIONS ON USE OR INHERENT GOVERNMENT INTEREST
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)
1	3C	Public Quarters, Enlisted Personnel, Semi-permanent construction	130,000	14' x 16'	14,520	2			Disposal of all items of property listed herein on this Standard Form 118a shall be accomplished subject to a 20-year National Security Clause and subject to the further condition that all items be sold as a unit to a purchaser engaged in shipbuilding and ship repair work; otherwise, the purchaser must be acceptable to the Department of the Navy.
2									
3									
4	3D	Public Quarters, Junior Officers, Semi-permanent construction	130,000	14' x 16'	14,520	2			
5									
6									
7	3E	Public Quarters, Enlisted Personnel, Semi-permanent construction	130,000	14' x 16'	14,520	2			
8									
9									
10	3F	Public Quarters, Enlisted Personnel, Semi-permanent construction	130,000	14' x 16'	14,520	2			
11									
12									
13	16	Laundry, Semi-permanent construction	4,300	20' x 100'	2,000	1			
14									
15									
16	18	Laundry, Semi-permanent construction	6,000	20' x 15'	3,060	1			
17									
18									
19	50	Warehouse, Permanent construction	404,000	288' x 792'	228,096	1			
20									
21									
22	54	Gatehouse, Semi-permanent construction	6,400	TR	774	1			
23									
24									
25	63	Storehouse, Inflammable, Semi-permanent construction	350	10' x 12'	120	1			
26									
27									
28	119	Administration Bldg., Semi-permanent construction	6,503	36' x 52'	1,907	1			
29									
30									
31									
32									
TOTAL			941,553						

Figures with symbols to denote type of space, as follows: (a) for office; (b) for storage; (c) for other.

SCHEDULE A—SUPPLEMENT TO REPORT OF EXCESS REAL PROPERTY

3. ANNUAL RENTAL

GSA CONTROL NO (GSA use)
77-16006-595

10-00041-1 4-8-01 Request for Information

STANDARD FORM 118a
DECEMBER 1953 GENERAL
SERVICES ADMINISTRATION
REGULATION 2-N-20-20

BUILDINGS, STRUCTURES, UTILITIES, AND MISCELLANEOUS FACILITIES

SCHEDULE A—SUPPLEMENT TO REPORT OF EXCESS REAL PROPERTY

LINE NO.	HOLDING AGENCY BUILDING NO.	DESCRIPTION	COST	OUTSIDE DIMENSIONS	FLOOR AREA (sq. ft.)	NO. OF FLOORS	CLEAR HEAD ROOM RANGE	FLOOR RANGE	RESTRICTIONS ON USE OR TRANSFER OF GOVERNMENT INTEREST
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)
1	211	Covered Shed, Semi-permanent construction	7,225	15' x 51'21"	7,765	1			
2									
3									
4	317	Administration Bldg., Semi-permanent construction	1,300	16' x 28'	155	1			
5									
6									
7	316	Administration Bldg., Semi-permanent construction	4,975	16' x 26'	116	1			
8									
9									
10	319	Chapel, Semi-permanent construction	27,366	30' x 82'	2,460	1			
11									
12									
13	321	Barracks-warehouse, Semi-permanent construction	185,127	TR	55,781	1-2			
14									
15									
16	322	Converter-Steam to Hot Water, Permanent construction	4,340	28' x 38'	1,064	1			
17									
18									
19	329	Police Station, Semi-permanent construction	16,970	32' x 82'	2,643	1			
20									
21									
22	330	Gatehouse, Semi-permanent construction	380	8' x 10'	80	1			
23									
24									
25	331	Administration Bldg., Permanent construction	152,800	57' x 34'5"	39,100	2			
26									
27									
28	333	Fire Station, Permanent construction	26,950	14' x 18'	4,270	2			
29									
30									
31									
32									
TOTAL			427,433						

with symbols to denote type of space, as follows: (a) for office; (b) for storage; (c) for other.

1. HOLDING AGENCY NO.	2. PAGE 3 OF 14 PAGES OF THIS SCHEDULE
606	GSA CONTROL NO. (GSA use)
	7902-K-44-595

STANDARD FORM 118a
DECEMBER 1953
PRESCRIBED BY GENERAL
SERVICES ADMINISTRATION
REGULATION 2-41-58-20

BUILDINGS, STRUCTURES, UTILITIES, AND MISCELLANEOUS FACILITIES

SCHEDULE A—SUPPLEMENT TO REPORT OF EXCESS REAL PROPERTY

1. HOLDING AGENCY NO.
606
2. ANNUAL RENTAL

3. PAGE 4 OF 14 PAGES
OF THIS SCHEDULE
GSA CONTROL NO. (GSA) 100-
7711-104-545

LINE NO. (a)	HOLDING AGENCY BUILDING NO. (b)	DESCRIPTION (c)	COST (d)	OUTSIDE DIMENSIONS (e)	FLOOR AREA (Sq. Ft.) (f)	NO. OF FLOORS (g)	CLEAR HEAD ROOM (h)	FLOOR RANGE (i)	RESTRICTIONS ON USE OR TRANSFER OF GOVERNMENT INTEREST (j)
1	339	GPO Club & Officer's Club, Permanent construction	47,300	49' x 112'	12,124	2			
2				24' x 46'	"	1			
3									
4									
5	340	Ammunition Storage, Permanent construction	6,910	19' x 40'	760	1			
6									
7									
8	341	Machine Shop, Permanent construction	188,575	150' x 180'	15,000	2			
9									
10									
11	343	Acetylene Plant, Permanent construction	5,170	21' x 28'	599	1			
12									
13									
14	350	Compressed Air Plant, Semi-permanent construction	875	10' x 26'	265	1			
15									
16									
17	351	Gymnasium, Semi-permanent construction	190,140	TR	30,002	263			
18									
19									
20	356	Transformer and Switch Shed, Semi-permanent construction	1,356	TR	863	1			
21									
22									
23	361	Ship Repair Shop, Permanent construction	109,150	67' x 80'	7,944	2			
24				33' x 22'		1			
25				26' x 47'		1			
26									
27									
28	363	General Warehouse, Semi-permanent construction	7,780	33' x 70'	2,350	1			
29									
30									
31									
32									
TOTAL			557,256						

Use "X" to denote type of space, as follows: (a) for office; (b) for storage; (c) for other.

STANDARD FORM 118a
DECEMBER 1953
PRESCRIBED BY GENERAL
SERVICES ADMINISTRATION
REGULATION 2-4-20.1b

BUILDINGS, STRUCTURES, UTILITIES, AND MISCELLANEOUS FACILITIES

SCHEDULE A—SUPPLEMENT TO REPORT OF EXCESS REAL PROPERTY

1. HOLDING AGENCY NO.

606

2. PAGE 5 OF 14 PAGES
OF THIS SCHEDULE

GSA CONTROL NO (GSA use)
77-14000-575

3. ANNUAL RENTAL

LINE NO. (a)	HOLDING AGENCY BUILDING NO. (b)	DESCRIPTION (c)	COST (d)	OUTSIDE DIMENSIONS (e)	FLOOR AREA (Sq. Ft.) (f)*	NO. OF FLOORS (g)*	CLEAR HEAD ROOM (h)*	FLOOR LOAD RANGE (i)*	RESTRICTIONS ON USE OR TRANSFER OF GOVERNMENT INTEREST (j)
1	364	General Warehouse, Semi-permanent construction	720	13' x 21'	273	1			
2									
3									
4	365	General Warehouse, Permanent construction	32,875	80' x 100'	8,000	1			
5									
6									
7	381	Maintenance Shop, Permanent construction	10,040	IR	9,344	1			
8									
9									
10	391	Maintenance Shop-General Warehouse Permanent construction	146,700	IR	64,950	1			
11									
12									
13	392	Gatehouse, Semi-permanent construction	514	14' x 14'	203	1			
14									
15									
16	393	Maintenance Shop, Semi-permanent construction	11,140	IR	3,300	1			
17									
18									
19	394	Time Gate, Semi-permanent construction	4,350	IR	553	1			
20									
21									
22	395	Administration Bldg., Semi-permanent construction	7,320	33' x 38'	1,278	1			
23									
24									
25	397	General Warehouse-Enlisted Men's Barracks (without mess), Permanent construction	537,750	IR	201,156	1&2			
26									
27									
28									
29	398	Administration Bldg., Semi-permanent construction	25,400	32' x 16'	527	1			
30									
31									
32									
TOTAL			754,09						

* Use symbols to denote type of space, as follows: (a) for office; (b) for storage; (c) for other.

STANDARD FORM 118a
 DECEMBER 1953
 PRESCRIBED BY GENERAL
 REGULATION 241-201.40

BUILDINGS, STRUCTURES, UTILITIES, AND MISCELLANEOUS FACILITIES

SCHEDULE A—SUPPLEMENT TO REPORT OF EXCESS REAL PROPERTY

1. HOLDING AGENCY NO.

606

2. ANNUAL RENTAL

3. PAGE 6 OF 11 PAGES
 OF THIS SCHEDULE

GSA CONTROL NO. (GSA USE)

PP111111-595

LINE NO. (a)	HOLDING AGENCY BUILDING NO. (b)	DESCRIPTION (c)	COST (d)	OUTSIDE DIMENSIONS (e)	FLOOR AREA (SQ. FT.) (f)	NO. OF FLOORS (g)	CLEAR HEAD ROOM (h)	FLOOR LOAD RANGE (i)	RESTRICTIONS ON USE OR TRANSFER OF GOVERNMENT INTEREST (j)
1	399	Administration Bldg., Permanent construction	8,000	IR	2,282	1			
2									
3									
4	406	Toilet, Semi-Permanent construction	8,822	IR	590	1			
5									
6	407	Lab-Assembly Bldg., Permanent construction	236,300	IR	125,754	1			
7									
8									
9	409	Toilet, Permanent construction	15,450	75' x 40'	6,392	2			
10				22' x 16'		1			
11									
12	411	Substation, Permanent construction	5,810	17' x 31'	1,462	1			
13									
14	420	Transformer Shed, Semi-permanent construction	1,850	70' x 10'	724	1			
15									
16									
17	421	Toilet, Semi-permanent construction	3,132	22' x 12'	270	1			
18									
19	422	Toilet, Semi-permanent construction	3,090	21' x 12'	261	1			
20									
21	423	General Warehouse, Semi-permanent construction	725	35' x 11'	371	1			
22									
23									
24	425	Transformer Shed, Semi-permanent construction	670	20' x 10'	231	1			
25									
26									
27	426	Compressed Air Plant, Semi-permanent construction	655	29' x 10'	279	1			
28									
29									
30	510	Subsistence Bldg., Permanent construction	129,800	IR	12,329	1			
31									
32									
TOTAL			444,304						

IR indicates to denote type of space, as follows: (a) for office; (b) for storage; (c) for other.

STANDARD FORM 118a
DECEMBER 1953
PREPARED BY GENERAL
SERVICES ADMINISTRATION
REGULATION 2-10-60-20

BUILDINGS, STRUCTURES, UTILITIES, AND MISCELLANEOUS FACILITIES

SCHEDULE A—SUPPLEMENT TO REPORT OF EXCESS REAL PROPERTY

1. HOLDING AGENCY NO.

606

2. ANNUAL RENTAL

3. PAGE 7 of 11 PAGES
OF THIS SCHEDULE

GSA CONTROL NO. GSA 100-575

RESTRICTIONS ON USE
OF THIS SCHEDULE
(i)

LINE NO. (a)	HOLDING AGENCY BUILDING NO. (b)	DESCRIPTION (c)	COST (d)	OUTSIDE DIMENSIONS (e)	FLOOR AREA (Sq. Ft.) (f)	NO. OF FLOORS (g)	CLEAR HEAD ROOM (h)	FLOOR LOAD RANGE (i)	RESTRICTIONS ON USE OF THIS SCHEDULE (j)
1	512	Exchange, Permanent construction	94,060	IR	29,940	2			
2									
3	513	Compressed Air Plant, Semi-permanent construction	515	26' x 9'	263	1			
4									
5									
6	514	Transformer Shed, Semi-permanent construction	470	23' x 9'	219	1			
7									
8									
9	520	Administration Bldg., Permanent construction	2,510	32' x 16'	1,034	2			
10									
11									
12	523	Administration Bldg., Semi-permanent construction	3,425	56' x 24'	1,363	1			
13									
14									
15	524	Administration Bldg., Semi-permanent construction	3,110	30' x 25'	766	1			
16									
17									
18	525	Administration Bldg., Semi-permanent construction	2,211	50' x 16'	804	1			
19									
20									
21	526	Fab-Assembly Bldg., Permanent construction	1,400	34' x 24'	833	1			
22									
23									
24	529	Heating Plant Oil Fired, Permanent construction	70,000	IR	3,866	1			
25									
26	532	Fab-Assembly Bldg., Permanent construction	122,350	IR	75,200	1			
27									
28									
29									
30	534	Tank Storage, Permanent construction	1,250	18' x 18'	324	1			
31									
TOTAL			340,311						

Follows: (a) for title; (b) for storage; (c) for other.

STANDARD FORM 118a
DECEMBER 1953
PRESCRIBED BY GENERAL
SERIALS ADMINISTRATION
REGULATION 2-17-50, 20

BUILDINGS, STRUCTURES, UTILITIES, AND MISCELLANEOUS FACILITIES

SCHEDULE A—SUPPLEMENT TO REPORT OF EXCESS REAL PROPERTY

1. HOLDING AGENCY NO.

606

2. PAGE 8 of 14 PAGES
OF THIS SCHEDULE

GSA CONTROL NO. 654 use
77-14244-595

3. ANNUAL RENTAL

LINE NO. (a)	HOLDING AGENCY NO. (b)	DESCRIPTION (c)	COST (d)	OUTSIDE DIMENSIONS (e)	FLOOR AREA (sq. ft.) (f)*	NO. OF FLOORS (g)*	CLEAR HEAD ROOM (h)*	FLOOR LOAD RANGE (i)*	RESTRICTIONS ON USE OR TRANSFER OF GOVERNMENT INTEREST (j)
1	538	Administration Bldg. (Brig.), Semi-permanent construction	4,770	1R	1,396	1			
2									
3									
4	510	Administration Building, Permanent construction	56,630	108' x 51'	12,534	2			
5				51' x 12'		1			
6				18' x 12'		1			
7									
8									
9	512	Garage Shed, Semi-permanent con- struction	3,332	71' x 20'	1,527	1			
10									
11									
12	514	Mold Loft, Permanent construction	127,800	260' x 130'	67,600	2			
13									
14	515	Toilet, Semi-permanent construction	1,784	23' x 11'	270	1			
15									
16	516	Heat Exchanger Bldg. (Steamto Hot Water)	2,070	32' x 30'	960	1			
17									
18									
19	517	Transf. & Switch Shed, Permanent construction	6,250	TR	515	1			
20									
21									
22	518	Acetylene Plant, Permanent con- struction	3,934	28' x 21'	606	1			
23									
24									
25	519	Compressed Air Plant, Semi-perma- nent construction	765	28' x 10'	280	1			
26									
27									
28	552	General Warehouse, Semi-permanent construction	2,820	54' x 24'	1,296	1			
29									
30									
31									
TOTAL			229,155						

Price: (a) for (b) for storage; (c) for other.

STANDARD FORM 118a
DECEMBER 1953
PRESCRIBED BY GENERAL
SERVICES ADMINISTRATION
REGULATION 2-14-58a, 2b

BUILDINGS, STRUCTURES, UTILITIES, AND MISCELLANEOUS FACILITIES

SCHEME A—SUPPLEMENT TO REPORT OF EXCESS REAL PROPERTY

LINE NO. (a)	HOLDING AGENCY BUILDING NO. (b)	DESCRIPTION (c)	COST (d)	OUTSIDE DIMENSIONS (e)	FLOOR AREA (Sq. Ft.) (f)	NO. OF FLOORS (g)	CLEAR HEAD ROOM RANGE (h)	FLOOR LOAD RANGE (i)	RESTRICTIONS ON USE OF TRANSFER OF GOVERNMENT INTEREST (j)
1	554	General Warehouse, Semi-permanent construction	9,390	TP	3,320	1			
2									
3									
4	568	Grinding Shed, Semi-permanent construction	1,105	33' x 14'	466	1			
5									
6									
7	573	Toilet, Semi-permanent construction	2,890	21' x 12'	255	1			
8									
9	574	Transformer Shed (2 stories), Semi-permanent construction	940	21' x 14'	588	2			
10									
11									
12	575	Toilet, Semi-permanent construction	3,010	21' x 12'	260	1			
13									
14									
15	576	Fab-Assembly Plant, Semi-permanent construction	24,972	162' x 161'	15,840	1			
16									
17									
18	580	Hobby Shop, Semi-permanent construction	64,130	127' x 100'	25,400	2			
19									
20									
21	582	Transf. Shelter, Permanent construction	6,030	37' x 13'	500	1			
22									
23									
24	583	Compressed Air Plant, Semi-permanent construction	1,010	28' x 10'	280	1			
25									
26									
27	584	Compressed Air Plant, Semi-permanent construction	792	31' x 10'	310	1			
28									
29									
30	585	Transf. & Switch Shed, Permanent construction	6,030	37' x 13'	500	1			
31									
TOTAL			118,369						

Follows: (a) for use; (b) for storage; (c) for other.

1. HOLDING AGENCY NO. 606	2. PAGE 9 OF 14 PAGES OF THIS SCHEDULE GSA CONTROL NO. 454 7716444-595
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STANDARD FORM 118a
DECEMBER 1953
PRESCRIBED BY GENERAL
SERVICES ADMINISTRATION
REGULATION 2-14-201.80

BUILDINGS, STRUCTURES, UTILITIES, AND MISCELLANEOUS FACILITIES

SCHEDULE A--SUPPLEMENT TO REPORT OF EXCESS REAL PROPERTY

1. HOLDING AGENCY NO.

606

PAGE 10 OF 14 PAGES
OF THIS SCHEDULE

ESA CONTROL NO. AGSA used
77-11122-59

3. ANNUAL RENTAL

LINE NO. (a)	HOLDING NO. (b)	DESCRIPTION (c)	COST (d)	OUTSIDE DIMENSIONS (e)	FLOOR AREA (Sq. Ft.) (f)	NO. OF FLOORS (g)	CLEAR HEAD. ROOM (h)	FLOOR LOAD RANGE (i)	RESTRICTIONS ON USE OR TRANSFER OF COMPONENT INTEREST (j)
1	587	Transf. & Switch Shed, Permanent construction	7,130	51' x 131'	689	1			
2									
3									
4	588	Fab-Assembly Bldg., Permanent construction	112,430	TR	78,170	3			
5									
6									
7	589	Compressed Air Plant, Semi-permanent construction	2,035	32' x 10'	320	1			
8									
9									
10	590	General Warehouse, Semi-permanent construction	1,397	18' x 28'	513	1			
11									
12									
13	591	Toilet, Semi-permanent construction	3,696	18' x 12'	216	1			
14									
15									
16	592	General Warehouse, Administration Bldg., Permanent construction	121,496	260' x 150'	64,800	2			
17									
18									
19	593	Transf. & Switching Center, Permanent construction	7,680	TR	1,088	1			
20									
21									
22	594	Toilet, Semi-permanent construction	1,363	16' x 12'	192	1			
23									
24									
25	596	Flammable Storage, Permanent construction	28,280	112' x 181'	5,896	1			
26									
27									
28									
29	501	Berthing Pier, Semi-permanent construction	750,200						
30			600' x 561'						
31			610' x 561'						

space, as follows: (a) for office; (b) for storage; (c) for other.

STANDARD FORM 118-1
DECEMBER 1953
PRESCRIBED BY GENERAL
SERVICES ADMINISTRATION
REGULATION 2-44-20-20

BUILDINGS, STRUCTURES, UTILITIES, AND MISCELLANEOUS FACILITIES

1. HOLDING AGENCY NO.

606

2. PAGE 11 OF 14 PAGES
OF THIS SCHEDULE
GSA CONTROL NO. GSA USE
770444-595

SCHEDULE A—SUPPLEMENT TO REPORT OF EXCESS REAL PROPERTY

3. ANNUAL RENTAL

LINE NO.	HOLDING AGENCY BUILDING NO.	DESCRIPTION	COST	OUTSIDE DIMENSIONS	FLOOR AREA (SQ. FT.)	NO. OF FLOORS	CLEAR HEAD-ROOM	FLOOR LOAD RANGE	RESTRICTIONS ON USE OR TRANSFER OF GOVERNMENT INTEREST
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)
1	502	Berthing Pier, Semi-permanent construction	313,570	588' x 56'					
2									
3									
4	503	Berthing Wharf, Semi-permanent construction	1,293,050	1268' x 90'					
5									
6									
7	400	Berthing Wharf, Semi-permanent construction	1,276,300	2174' x 127'					
8									
9									
10	501	Water Storage Tank (Fire), Permanent construction	27,000	28' Diameter					
11									
12									
13	362	Water Storage Tank (Fire), Permanent construction	24,100	100,000 gal. cap.					
14									
15									
16	122	Outdoor Firing Range	1,000						
17									
18	335	Substation, Semi-permanent construction	15,800	46' x 11'	1,913	1			
19									
20									
21	344	Elec. Power Plant, Semi-permanent construction	4,930	IR	1,218	1			
22									
23	566	Substation, Semi-permanent construction	18,500	IR	2,979	1			
24									
25									
26									
27	556	Substation, Permanent construction	3,676	42' x 34'	1,444	1			
28									
29	118	Incinerator	1,100	10' x 8'					
30									
31	202	Berthing Pier	58,800	246' x 16'					
32									
TOTAL			3,037,828						

* denote type of space, as follows: (a) for office; (b) for storage; (c) for other.

STANDARD FORM 118a
DECEMBER 1959
PREPARED BY GENERAL
SERVICES ADMINISTRATION
REGULATION FPM-201.20

BUILDINGS, STRUCTURES, UTILITIES, AND MISCELLANEOUS FACILITIES

SCHEDULE A—SUPPLEMENT TO REPORT OF EXCESS REAL PROPERTY

LINE NO.	HOLDING AGENCY BUILDING NO.	DESCRIPTION	COST (d)	OUTSIDE DIMENSIONS (e)	FLOOR AREA (Sq. Ft.) (f)*	NO. OF FLOORS (g)*	CLEAR HEIGHT ROOM (h)*	FLOOR LOAD RANGE (i)*	RESTRICTIONS ON USE OR TRANSFER OF GOVERNMENT INTEREST (j)
1	200	Berthing Pier,	58,800	246' x 161'					
2									
3	309	Transformer Vault & Switch Center	6,650	29' x 14'	420				
4									
5	530	Pumping Station,	520	121' x 101'	124				
6									
7	117	Fire Prot. Pumping Station, Semi-permanent construction	680	11' x 8'	86	1			
8									
9									
10	124	Flammable Storehouse, Permanent construction	8,400	100' x 121'	4,112	1			
11									
12									
13	125	Flammable Storehouse, Permanent construction	8,400	100' x 121'	4,112	1			
14									
15									
16	126	Flammable Storehouse, Semi-permanent construction	2,700	58' x 30'	1,710	1			
17									
18									
19	511	Filling Station, Permanent construction	3,300	TR	688	1			
20									
21									
22	597	Boat Pool HQ & Shop, Permanent construction	7300	38' x 30'	1,157	1			
23									
24									
25	120	Water Storage Tank (Fire)	184	10' x 8'	5,000 gal. cap.				
26									
27									
28	123	Water Storage Tank (Fire)	183	10' x 8'	5,000 gal. cap.				
29									
30									
31	121	Water Storage Tank (Fire)	184	10' x 8'	5,000 gal. cap.				
32									
TOTAL			94101						

* "x" or "y" denote type of space, as follows: (a) for office; (b) for storage; (c) for other.

H. HOLDING AGENCY NO. 606	I. PAGE 120F 14 PAGES OF THIS SCHEDULE GSA CONTROL NO. 1034 USE 991-1000-5545
2. ANNUAL RENTAL	

STANDARD FORM 118a
DECEMBER 1953
PRESCRIBED BY GENERAL
SERVICES ADMINISTRATION
REGULATION 2-11-201.00

BUILDINGS, STRUCTURES, UTILITIES, AND MISCELLANEOUS FACILITIES

SCHEDULE A—SUPPLEMENT TO REPORT OF EXCESS REAL PROPERTY

LINE NO.	HOLDING AGENCY NO.	DESCRIPTION	COST	OUTSIDE DIMENSIONS	FLOOR AREA (Sq. Ft.)	NO. OF FLOORS	CLEAR HEAD ROOM	FLOOR LOAD RANGE	RESTRICTIONS ON USE OF TRANSFER OF GOVERNMENT INTEREST
1	323	Barracks, Dispensary and Theatre, Permanent construction	302,355 ✓	801' x 141' 2021' x 61'	113,522	2			
2									
3									
4				1131' x 141'		1			
5				781' x 211'		1			
6				381' x 261'		2			
7				201' x 201'		2			
8									
9	390	Flammable Storage, Permanent construction	540 ✓	131' x 121'	162	1			
10									
11									
12	52	Police, Permanent construction	936 ✓	131' x 111'	100				all under the year 22, 1952
13									
14	212	Pumping Station, Permanent construction	220 ✓	91' x 81'	73				
15									
16									
17									
18		Security Fencing	21,000 ✓	11,881 L.F.					
19									
20		Water Dist. Pipeline	56,950 ✓	24,700 L.F.					
21									
22		Pipe Protection Pipeline	191,000 ✓	38,150 L.F.					
23									
24		Combined Sewer	61,500 ✓	37,210 L.F.					
25									
26		Bulbheads	80,000 ✓	6,538 L.F.					
27									
28		Steam & Condensate Lines	194,200 ✓	19,095 L.F.					
29									
30		Hot Water Lines	41,000 ✓	6,905 L.F.					
31									
32									
TOTAL			1,019,010 ✓						

✓ denote type of space, as follows: (a) for cost; (b) for storage; (c) for other

1. HOLDING AGENCY NO.	2. PAGE 13 OF 14 PAGES OF THIS SCHEDULE
606	GSA CONTROL NO. GSA GEN 97L WPA 44-545
3. ANNUAL RENTAL	

STANDARD FORM 118a
DECEMBER 1951
REDESIGNED BY GENERAL
SERVICES ADMINISTRATION
REGULATION 2-15-50 (2)

BUILDINGS, STRUCTURES, UTILITIES, AND MISCELLANEOUS FACILITIES

SCHEDULE A—SUPPLEMENT TO REPORT OF EXCESS REAL PROPERTY

1. HOLDING AGENCY NO.

606

2. PAGE 14 of 14 PAGES
OF THIS SCHEDULE

GSA CONTROL NO. GSA 400
99-14-400-545

3. ANNUAL RENTAL

LINE NO. (a)	HOLDING AGENCY BUILDING NO. (b)	DESCRIPTION (c)	COST (d)	OUTSIDE DIMENSIONS (e)	FLOOR AREA (Sq. Ft.) (f)	NO. OF FLOORS (g)	CLEAR HEAD-ROOM (h)	FLOOR LOAD RANGE (i)	RESTRICTIONS ON USE OR TRANSFER OF GOVERNMENT INTEREST (j)
1	✓	Heating Plant	269,300	1,402 H.P.					
2									
3		Elec. Dist. Line	991,800	291,360 L.F.					
4									
5	✓	Elec. Power Plant (Diesel)	70,000	500 K.V.					
6		Antenna Pole & Wire	400	150' high					
7									
8		Roads, paved	218,000	6.78 miles					
9									
10		Open-storage Area-bulk	30,200	170' x 800'					
11									
12		Parking Area	173,000	50,235 S.Y.					
13									
14		Fuel Oil District Pipeline (Underground)	21,600	1,766 L.F.					
15									
16		Compressed Air Distr. System	56,200	27,502 L.F.					
17									
18									
19		Crane Trackage	37,600	.61 miles					
20									
21		railroad Trackage	109,190	3.87 miles					
22									
23									
24									
25									
26									
27									
28									
29									
30									
31									
TOTAL			1,346,429						

to denote type of space, as follows: (a) for of (b) for storage; (c) for other.

COPY

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Record Group NO. 269 Records of the General Services Admin.

Additional Information Region X

Real Property Disposal Case Files, 1956-62

Box #40; Fds N-WASH - 595, Naval

Industrial Reserve Shipyard - Tacoma,
Washington

17-46-595

TAB 9-82

December 30, 1959

N-Wash-595^{10PRD}

Mr. John H. Binns
Binns, Jacques & Petrich
806 Washington Building
Tacoma 2, Washington

Dear Mr. Binns:

In reponse to the request made at the meeting on Tuesday, December 29, 1959, the segregation of the purchase price between the real and personal property for the Naval Industrial Reserve Shipyard, Tacoma, Washington, is as follows:

Real Property - \$1,664,000.00

Personal Property - 461,000.00

Total Purchase Price \$2,125,000.00

Please advise if we can be of further service regarding the transfer of the shipyard property to the Port of Tacoma.

Sincerely yours

C. E. OCAMB
Chief, Disposal Branch
Public Buildings Service

CC: Official file 10PRD

CEOcamb/al 12-30-59